MEETING AGENDA OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, April 17th, 2019,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room
Review agenda items to address questions.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: None

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **GPA 1903-0013,** a General Plan amendment request by Wayne Belleau to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath **(Legislative Matter).**

2. Public Hearing, Discussion and Possible Action on **RZN 1903-0014,** a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath **(Legislative Matter).**

Non-Public Hearings

3. Discussion and Possible Action on **CUP 1903-0011,** a conditional use permit request by Nate Swain to construct a Sinclair convenience store and gas station at the subject property. **Location:** 1972 East 700 South (TIN: 09-419-0101). **Parcel Area:** 1.48 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Matter).**

4. Discussion and Possible Action on **SP 1903-0016,** an amended site plan request by Psion Homes to amend the approved landscape plan to allow a xeriscape landscape design for the J-Bird Condominium development. **Location:** 572 West 300 North (TIN: 14-551-0013). **Parcel Area:** 0.65 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

DISCUSSION ITEMS

5. Staff Discussion

   - Discussion on **ZTA 1903-0017,** a zoning text amendment by Clearfield City to amend Section 11-15-8F, the billboard regulations of the sign ordinance. The purpose of these amendments is to provide additional buffering and separation of billboards from residential areas within the city. **Planner:** Brad McIlrath **(Legislative Matter).**

6. Planning Commissioners' Minute
7. Staff Communications

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

Dated this 5th day of April, 2019

/s/Brad McIlrath, Senior Planner

The City of Clearfield, 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 receives comment from applicants, the public, applicable agencies and County 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.

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 17th, 2019**

SUBJECT: Public Hearing, Discussion and Possible Action on **GPA 1903-0013,** a General Plan amendment request by Wayne Belleau to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath **(Legislative Matter).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **GPA 1903-0013** to the City Council for the proposed general plan amendment to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential. This recommendation is based upon the findings outlined in this report.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff's recommendation and may choose to forward the following recommendations:

1. **Move to recommend approval of GPA 1903-0013**, to the Clearfield City Council, a General Plan amendment request by Wayne Belleau to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential.
2. **Move to recommend denial of GPA 1903-0013**, to the Clearfield City Council, a General Plan amendment request by Wayne Belleau to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential.
3. **Move to table GPA 1903-0013** and request additional time to consider the request.

BACKGROUND & ANALYSIS

The applicant is requesting the approval for the General Plan Amendment and Rezone of the 9.067 Acres of these properties to allow for the future development of the area with an apartment community containing 225 luxury units. The amendment requests are to allow for an increased density up to twenty five (25) units to the acre. Based upon these requests, staff has performed the following research and analysis.

General Plan and Comprehensive Plan Analysis
These properties as part of this larger commercial area have been zoned C-2 (Commercial) dating back to at least 1984 according to the Comprehensive Master Plan adopted in January of 1986. The

referenced Master Plan provides direction for growth in this specific area of Clearfield and mentions the Pepperidge Apartments, Sundowner Condominiums, Goldstone Place Apartments, and the Phyllis Subdivision just north of the Goldstone Place Apartments. For this area of the City, it was recommended that residential development should not take place any further south of where the residential currently exists in order to preserve those lands for large scale business use. These properties are located to the east of the Goldstone Apartments, and development as a residential use consistent with the surrounding residential uses would have been compatible with the referenced, 1986 Comprehensive Plan.

The current General Plan, updated in 2017 and dating back to at least 2008 has these properties and those to the south designated as commercial. All of the existing residential properties with the developments outlined in the previous paragraph are designated as residential. As stated on page 7 of the General Plan, "Lands designated as 'Commercial' on the Future Land Use Map are to be used primarily for commercial activities, including office and retail." Page 8 includes the following language regarding the Residential designation on the Future Land Use Map, "lands designated as 'Residential'… are to be used primarily for residential activities in a variety of configurations and densities." Approval of this General Plan amendment would support the proposed zone change to R-3-SP with the density level of twenty five (25) units to the acre.

Public Comment
A property notice was posted on April 5th, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. The following table provides an analysis of those guidelines with this request.

LAND USE GUIDELINES REVIEW		
	Guideline	**Staff Analysis**
1.	*The identity of Clearfield City should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.*	The designation of this area as residential with the potential for development will improve an area that has been undeveloped for many years. With compliance to City design standards and based upon the location of these properties, future residential development would be conducive to long-term residency and increased sense of community.
2.	*The relationship of planned uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.*	This area of the City is provided with frequent bus service, is in close proximity to commercial (retail and office) uses, institutional uses (WSU – Davis, NUAMES, & NLJH), religious and medical uses. By providing residential opportunities within close proximity of these types of uses and other recreational uses, this

		provides the best situation for the maximization of those services in a horizontal mixed-use neighborhood.
3.	*Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City*	Although not a redevelopment area, with a residential designation the existing community resources could benefit with additional residents. The livability and aesthetics of this area and the canal trail would be increased with adjacent residential development opposed to commercial development.
4.	*The Land Use Plan should provide for a full range and mix of land uses including, residential, commercial, manufacturing, and public use areas.*	This amendment would provide for a greater range of a mix of land uses in this part of the city and with residential that will support the commercial area to the west and future commercial/office to the south.
5.	*Transitions between differing land uses and intensities should be made gradually with compatible land uses, particularly where natural or man-made buffers are not available. Adequate screening and design should be provided to protect existing residential areas for more intense land uses.*	The residential designation would allow for future residential development that would be more compatible to the residential uses to the west and the north. It would provide a better gradual transition to the future expanded commercial area to the south and would provide a good buffer.
6.	*Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.*	All future development approval will be tied to the construction and provision of these necessary utilities.
7.	*Density increases should be considered only after adequate infrastructure and resources availability have been sufficiently demonstrated.*	Based upon review by our Staff Engineer, Public Works staff, and with infrastructure improvements made by the developer, adequate infrastructure is and can be in place for future residential development of this area.
8.	*An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.*	This change of designation would provide connections to the local public open space system by way of the canal trial and the public sidewalks. Additionally, with increased residential uses in this area, more support would be available to provide on-road cycling facilities that connect to the trail system.
9.	*Commercial and manufacturing uses should be highly accessible, clustered new the center of their service areas, and*	This area does not include manufacturing areas. The existing and future commercial uses are and will be located to the west and south of this

	developed in harmony with the uses and character of surrounding districts.	area. New commercial development to the south would be in harmony and character of the existing uses.
10.	*The Land Use Plan should promote and encourage land use patterns that provide high quality of life to all and offer choice in mobility and transportation.*	The change in designation for this area of land to residential promotes a land use part that provides high quality of life. The residential use would be provided with connections to local networks and would be in close proximity to multiple transportation options.
11.	*The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.*	With development of residential this area of land would be developed at the highest and best use for the landowner and the City. This would provide additional housing that can support the local commercial uses in this area.
12.	*The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.*	By changing the designation to residential adjacent to the canal trail, this will ensure continued use of the trail and greater accessibility to that local open space. With greater accessibility will come the maximization of this open space type.
13.	*Manufacturing and industrial activities should be limited to those areas already zoned for such uses.*	Not applicable.
14.	*Properties registered with the County or State for agricultural or industrial protection should be recognized by the City to allow such land use.*	Not applicable.
15.	*Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.*	It is important to understand the mixed-use areas and those with residential in closer proximity to commercial and service uses have a lesser impact on the environment than typical suburban development. Additionally, this development pattern provides a healthier living arrangement for residents by providing transportation choices for walking, cycling, or motor vehicle transport.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed General Plan Amendment, based upon the following findings:

1. The proposed general plan amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed general plan amendment and future development of this area as residential will support the surrounding commercial uses as a mixed use area.
3. The Residential designation of this area will provide a gradual land use transition from the Goldstone Place Apartments to the west and the Pinnacle Mountain View Apartments to the north.
4. Development of residential adjacent to the canal trail open space will provide a better environment for the patrons of the trail and will help prevent this section of trail from becoming secluded and potentially unsafe.

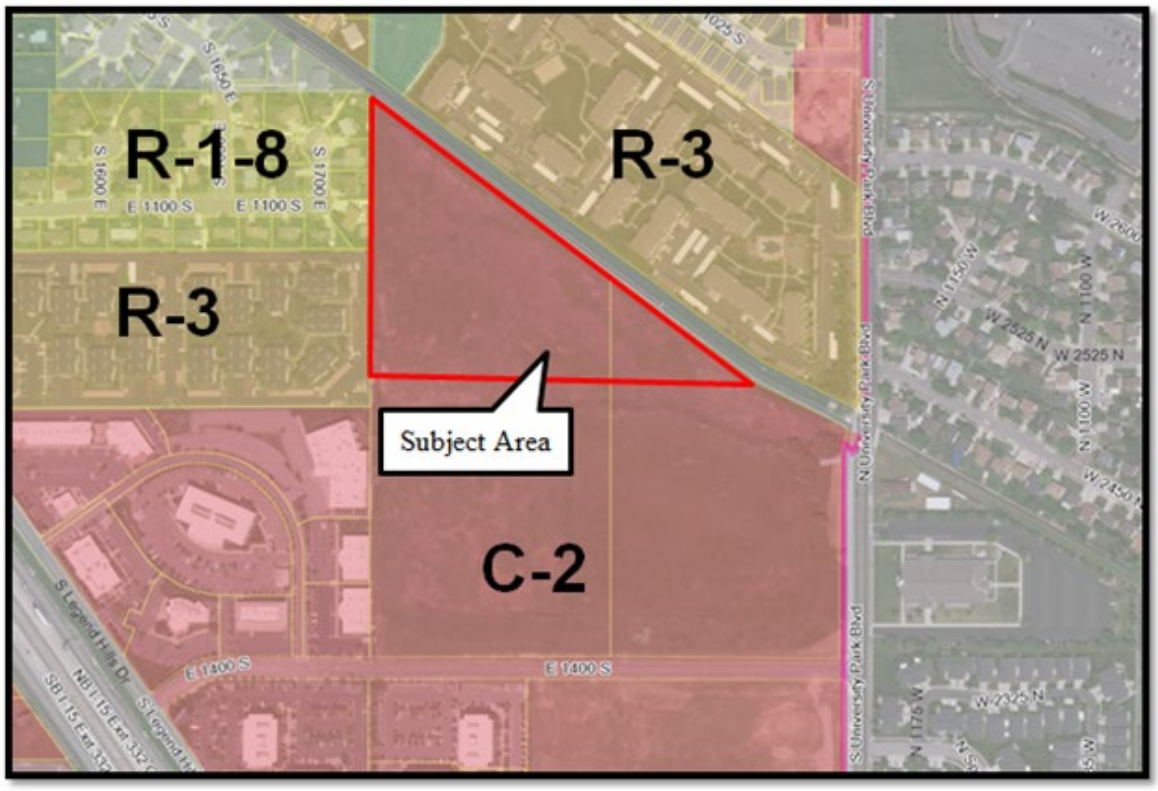
ATTACHMENTS

1. General Plan: Future Land Use Map
2. Zoning Map
3. Legal Description
4. Development Concept & Aerial Images

GENERAL PLAN: FUTURE LAND USE MAP



ZONING MAP



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Inclusive.

MARCH 20, 2019

LAND BOUNDARY DESCRIPTION
WRIGHT DEVELOPMENT, UNIVERSITY PARK BLVD
CLEARFIELD UT
ENTELLUS PROJ. #1037014

ZONING DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 302, LEGEND HILLS SUBDIVISION, PHASE 3 (RECORDED AS ENTRY #2053217, DAVIS COUNTY RECORDER), WHICH POINT IS ALSO NORTH 00°10'10" EAST 828.17 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 1323.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 302, WHICH IS ALSO THE SOUTH LINE OF THE DAVIS-WEBER CANAL THE FOLLOWING THREE (3) COURSES: 1) SOUTH 53°11'33" EAST 430.95 FEET, 2) SOUTH 53°45'03" EAST 852.87 FEET, 3) SOUTH 63°36'42" EAST 5.29 FEET; THENCE LEAVING SAID LOT LINE NORTH 90°00'00" WEST 1039.00 FEET TO THE WEST LINE OF SAID LOT 302; THENCE NORTH 00°06'22" EAST 764.85 FEET ALONG SAID WEST LINE TO SAID NORTHWEST CORNER AND TO THE POINT OF BEGINNING, CONTAINING 9.067 ACRES.

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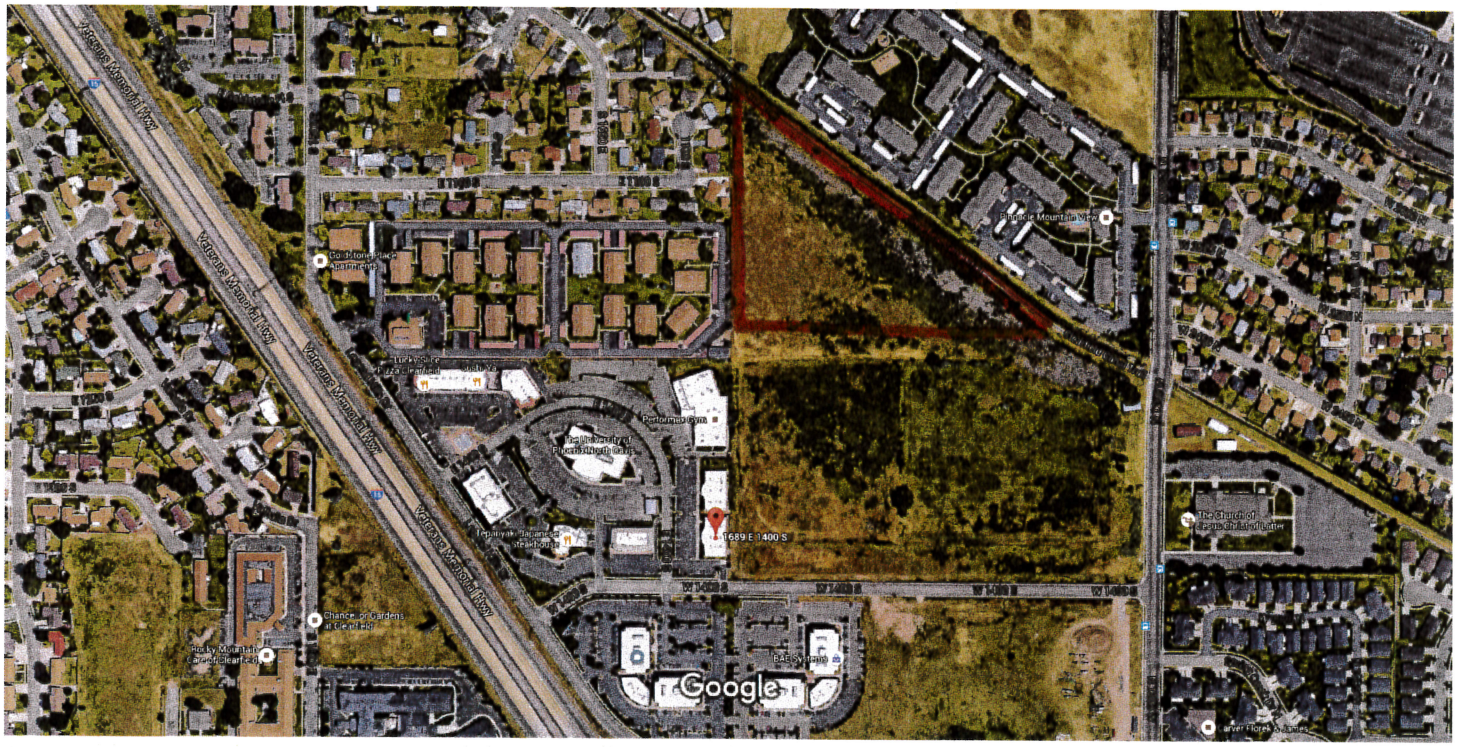
Tel 801.298.2236
Web www.entellus.com





C300	DRAWN:		LAYTON HILLS SUBDIVISION PHASE 3	1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com
	DESIGNED:		—	
	CHECKED:		LOCATED IN THE SE 1/4 OF SECTION 7, T.4N., R.1W., S.L.B.&M. CLEARFIELD CITY, DAVIS COUNTY, UTAH	
	PROJECT #:	08-050		
	SHEET EXHIBIT	Eng		

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Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 17th, 2019**

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1903-0014,** a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath **(Legislative Matter).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 1903-0014,** a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre. This recommendation is based upon the findings outlined in this report.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff's recommendation and may choose to forward the following recommendations:

1. **Move to recommend approval of RZN 1903-0014**, to the Clearfield City Council, a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre.
2. **Move to recommend denial of RZN 1903-0014**, to the Clearfield City Council, a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre.
3. **Move to table RZN 1903-0014** and request additional time to consider the request.

BACKGROUND & ANALYSIS

The applicant is requesting the approval for the General Plan Amendment and Rezone of the 9.067 Acres of these properties to allow for the future development of the area with an apartment community containing 225 luxury units. The amendment requests are to allow for an increased density up to twenty five (25) units to the acre. An analysis of a previous comprehensive plan and the current General

Plan are provided in the report for the general plan amendment. The following information is provided for context of this rezone request.

Surrounding Residential Development and Density
The subject properties are located in an area with a variety of residential uses. To the west and northwest is the Goldstone Place Apartments, Pepperidge Apartments, Wingpointe Apartments, Briarwood Hollow, Phillis and Summer Place PUD single-family subdivisions, and the Sundowner Condominiums. To the north is the Pinnacle Mountain View Apartments, University Ridge Subdivision, and recently approved Bravada 193 Apartments (North of AAA office building). Within the mix of these various residential developments is also the Legend Hills office and commercial area, AAA office building, and other office and institutional/medical uses.

Based upon the rezone request for R-3-SP to allow for twenty five (25) units to the acre of this 9.067 acres, it is important to understand the surrounding land uses and densities. The following table provides the residential densities of projects Staff was able to obtain unit counts for.

RESIDENTIAL DEVELOPMENT & UNIT COUNT	DENSITY
Goldstone Place Apartments: 228 Units	18.81 Units to the Acre
Pepperidge Apartments: 324 Units	20.33 Units to the Acre
Pinnacle Mountain View Apartments: 328 Units	19.71 Units to the Acre
Wingpointe Apartments: 132 Units	19.24 Units to the Acre
Bravada 193 Apartments (Proposed): 328 Units	40.60 Units to the Acre

With the exception of the Bravada 193 Apartments, all of the multi-family developments are located in the R-3 (Residential) zone and have an average density of 19.52 units to the acre. It is also important to note that if rezoned, the subject properties would share the same zoning district as the residential developments to the north (Pinnacle Mountain View) and the west (Goldstone Place) with the R-3 Zone. The rezone would essentially complete and connect the zoning districts of residential for this area. The only difference would be the SP (Special Purpose) overlay that would allow for density up to twenty five (25) units to the acre. Based upon this review of the surrounding developments and those residential densities, Staff finds that the requested rezone with increased density in this area would be consistent with the surrounding residential uses and densities.

Public Comment
A property notice was posted on April 5th, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	Goal 1 of the Land Use Element states "Maintain consistency between the City's Land Use Ordinance and the General Plan." With the requested General Plan amendment, rezoning this area to R-3-SP would maintain that consistency with the General Plan. As outlined in the report for the General Plan amendment, this rezone

	conforms to the goals, guidelines, and objectives of the General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	The General Plan encourages zone changes to provide for the highest and best use of the community and property owners. Changes in market trends for large commercial areas and the need to support existing and future commercial areas with nearby housing necessitates this change.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment and future development of this area as residential will support the surrounding commercial uses as a mixed use area.
3. The R-3-SP zoning designation of this area will provide a gradual land use transition from the Goldstone Place Apartments to the west and the Pinnacle Mountain View Apartments to the north with only a slight increase in residential density.
4. Development of residential adjacent to the canal trail open space will provide a better environment for the patrons of the trail and will help prevent this section of trail from becoming secluded and potentially unsafe.

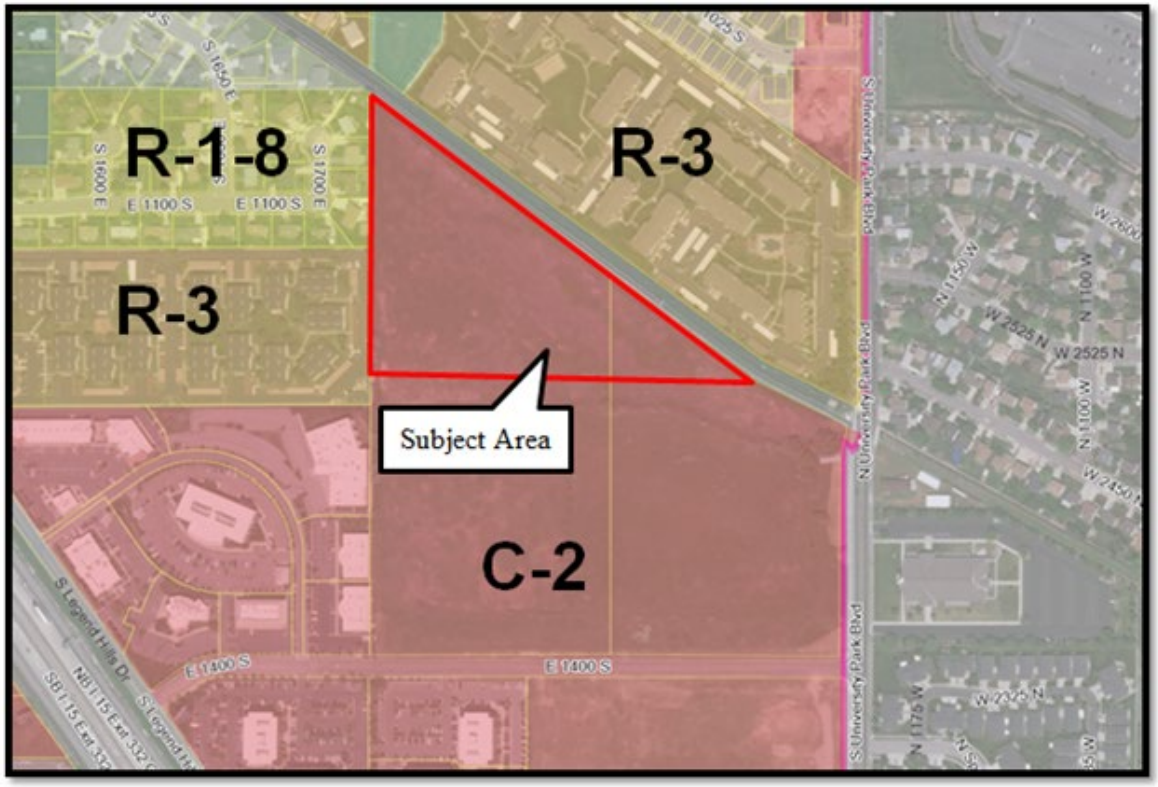
ATTACHMENTS

1. General Plan: Future Land Use Map
2. Zoning Map
3. Legal Description
4. Development Concept & Aerial Images

GENERAL PLAN: FUTURE LAND USE MAP



ZONING MAP



Intelligent. Innovative.
Inclusive.

MARCH 20, 2019

LAND BOUNDARY DESCRIPTION
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CLEARFIELD UT
ENTELLUS PROJ. #1037014

ZONING DESCRIPTION

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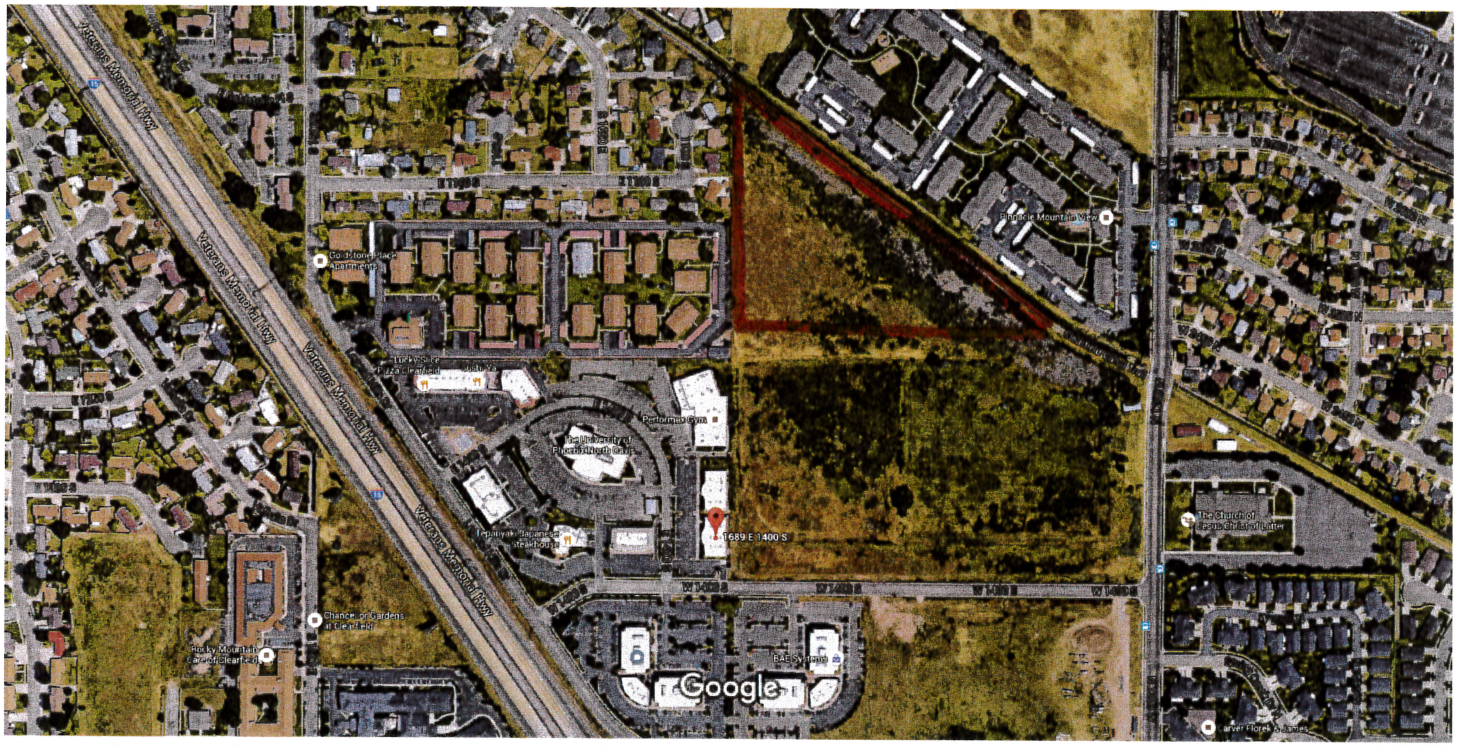
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C300	DRAWN:		LAYTON HILLS SUBDIVISION PHASE 3	1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com
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	PROJECT #:	08-050		
	SHEET EXHIBIT	Eng		

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Planning Commission
STAFF REPORT

AGENDA ITEM
#3

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 17th, 2019**

SUBJECT: Discussion and Possible Action on **CUP 1903-0011,** a conditional use permit request by Nate Swain to construct a Sinclair convenience store and gas station at the subject property. **Location:** 1972 East 700 South (TIN: 09-419-0101). **Parcel Area:** 1.48 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath **(Administrative Matter).**

RECOMMENDATION

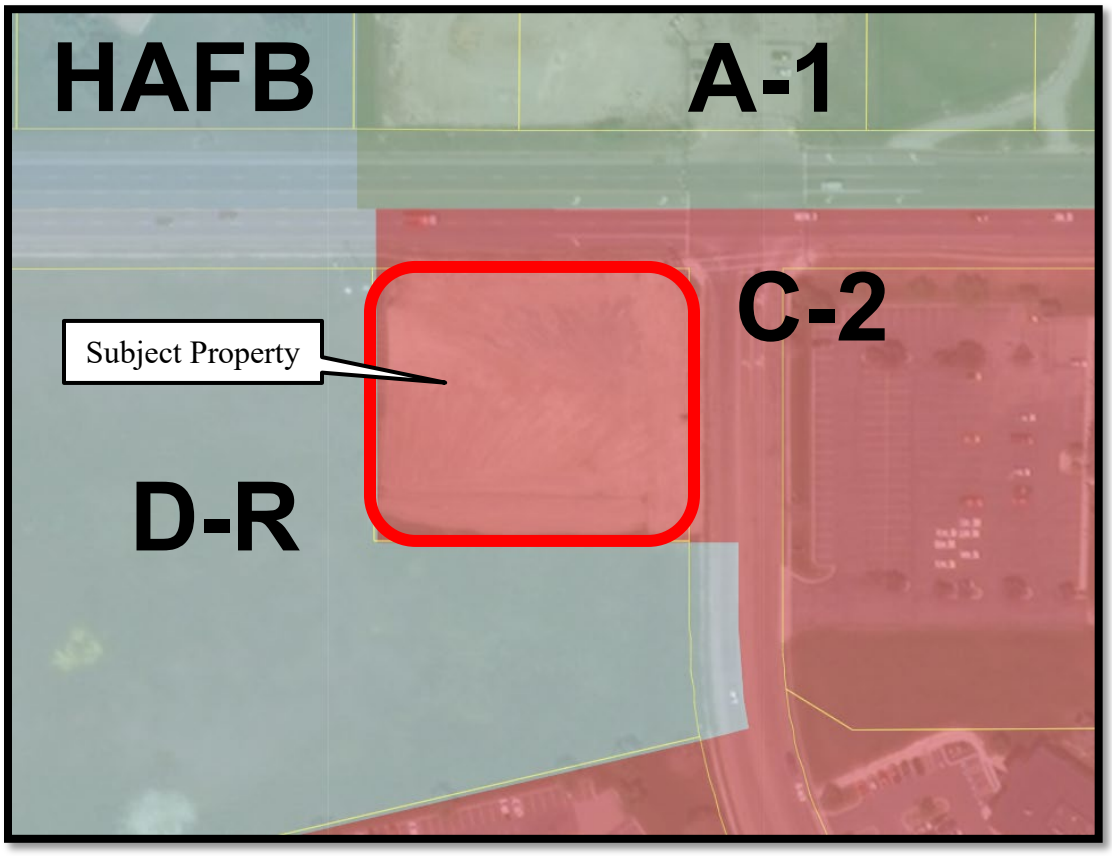
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 1903-0011**, a conditional use permit request by Nate Swain to construct a Sinclair convenience store and gas station at the property addressed 1972 East 700 South (TIN: 09-419-0101). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Anderson Sinclair
Site Location	1972 East 700 South
Parcel ID	09-419-0101
Applicant	Nate Swain
Property Owner	Mike Crowley
Proposed Actions	Conditional Use Permit
Current Zoning	C-2, Commercial
Parcel Area	1.48 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Hill Air Force Base	HAFB	Mixed Use
East	WSU Continuing Education	C-2 (Commercial)	Commercial
South	Commercial	D-R (Downtown Redevelopment) C-2 (Commercial)	Mixed Use & Commercial
West	Residential Mixed Use (Propesed)	D-R (Downtown Redevelopment)	Mixed-Use

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Nate Swain is seeking conditional use permit approval to construct a 4,575 square foot convenience store and gas station at the subject property. The proposed facility will be a Sinclair convenience store with twelve (12) fuel pumps located to the north of the building under a canopy and three (3) additional fuel pumps will be located to the west of the building. Two (2) outdoor dining picnic tables are located to the west of the convenience store with customer parking in the front of the store to the north and to the west of the picnic tables. The convenience store would also include a drive-thru lane that begins on the west side of the building and ends with the window on the east side of the building.

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

Chapter 11-14 *"Off Street Parking and Loading"* and 11-18 *"Design Standards"* outline the development standards for site access and parking for properties located in the C-2 Zone. Based upon the parking standard 3.5 spaces for each 1,000 square feet for "intensive retail commercial shops selling directly to the public," is required to provide sixteen (16) parking spaces. The proposed parking lot areas will provide a total of seventeen (17) parking spaces with one of those designated as a van accessible ADA space. The proposed parking layout and number of spaces complies with the development standards of the Land Use chapters listed above.

The site is designed to provide vehicular and pedestrian access from Highway 193 and University Park Boulevard 2000 East. The access on Highway 193 will be limited to a right-in only by UDOT due to the proximity of the access to the signalized intersection. The access from University Park Boulevard will be

a full access with a left turn lane. The pedestrian access along Highway 193 is limited, but the primary point of pedestrian access will be provided from University Park Boulevard (See Site Plan). The applicant will be required to provide approval of the UDOT access review for the site layout prior to the issuance of a building permit.

Site Landscaping and Open Space (Sections 11-11B-12A, 11-13-23, 11-14-5F, & 11-18-4D)
The C-2 Zone requires that a minimum of 10% of the total lot or parcel area be provided as landscaped open space. Based upon staff measurements of the proposed landscape plan, an estimated 10,630 square feet, or 16.5% of the site is provided in landscaped open space. As required by Section 11-13-23, landscape areas must include one (1) tree for every 500 square feet and one (1) shrub for every 300 square feet of landscaped area. Based upon these standards the site is required to include twenty one (21) trees and thirty five (35) shrubs. The proposed landscape plan provides a sufficient amount of shrubs, but will need to be amended to provide an additional eleven (11) trees. All trees and shrubs that are planted must meet the planting standards outlined in Section 11-13-23 of the Land Use Ordinance.

Section 11-14-5F outlines standards for parking lot landscaping and specifically parking lot islands. When single row of parking is provided, there must be at least one (1) island for every twelve (12) spaces. This site is providing one on each end of the parking row at the north end of the building. The minimum size required for parking lot islands is 20'x5'. The parking island on the east side of this parking row will need to be increased to be a minimum of five feet (5') wide. This can be accommodated by reducing the parking lot island on the west end of this row of parking as it is currently wider than five feet (5').

In accordance with landscaping standards outlined in Chapter 18 (Design Standards), "drought resistant shrubs and trees are encouraged wherever possible in conjunction with efficient low water use irrigation systems." As a guide to determine if this landscape design is utilizing drought tolerant or resistant plants, staff referred to the water wise plant list found on waterwiseplants.utah.gov. Based upon this list the Lilac tree is a water wise plant. To help prevent the spread of disease if one of the trees were to become diseased, it is recommended that other types of trees be used for the remaining eleven (11) required, and that they are found on the water wise plant list. The majority of the shrubs and all of the perennials used are found on the water wise plant list. This landscape design uses a limited amount of grass area which promotes water sustainability and a low water use for the local climate. With the modification to provide the additional trees, the proposed landscape plan complies with Clearfield City code standards for landscaping design.

Dumpster Enclosures (Sections 11-11B-12B & 11-18-4C 2)
The proposed site plans shows a double-wide dumpster enclosure located at the southwest corner of the property. To comply with ordinance standards, the enclosure shall be screened so the dumpsters cannot be seen by the public right-of-way. The enclosures must be constructed out of materials that match the building material or approved masonry.

Building Design and Materials (Chapter 18)
Chapter 18 *"Design Standards,"* outlines all of the site and building design standards required for new development or major changes to a site within the City. As required the buildings will need to provide articulation and treatment for the entrances to indicate the transition from the exterior to interior of the building. The development addresses pedestrian scaling, amenities, landscape design, and architecture features required and encouraged by code. The architecture provides façade articulation, roofline, and vertical and horizontal variations which add to the visual appeal and design for this area.

Public Comment
Public notice was placed on the property on April 5th, 2019. No public comments have been received to date.

CITY DEPARTMENT / AGENCY REVIEW

The plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related Public Works staff on March 25, 2019. Comments have been provided by the City Engineer, City Staff Engineer, the North Davis Sewer District, and the North Davis Fire District. Review letters from the City Engineer, North Davis Sewer District, and North Davis Fire District are attached to this report. Comments from the Staff Engineer have been provided on the submitted plans which are also attached to this report. Comments provided by these representatives are included as conditions of approval at the end of this report.

GENERAL STANDARDS

Conditional Use Permit Review
Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff's evaluation are outlined below:

General Standard		Staff Analysis
DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.		
1)	*Equivalent to Permitted Use:* Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone: a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses;	The applicant is responsible to address any detrimental impacts of the development. The Staff Engineer has provided comments regarding the nature of this use and impacts on the surrounding area. The site is located in a Wellhead Protection Area and as such additional engineering review is required regarding the fuel storage tanks to ensure that the tanks are designed to not impact water sources. Federal, State, and local regulations are in place to address this issue. With compliance to all local, State, and Federal regulations the proposed use will be equivalent to a permitted use.

	d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values.	
2)	*Impact Burden:* Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.	The development will be required to comply with ordinance standards as outlined in this report and associated agency/department review letters/comments. The burden to meet all the conditions will be on the applicant.
3)	*Conform to the Objectives of the General Plan:* The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.	The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. With conditions, the proposed use is not anticipated to promote blight or injure property values. Conditions of approval are proposed to mitigate impacts of the proposed use and promote safety of the site.

CONDITIONS OF APPROVAL

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

1) The project shall comply with all engineering requirements outlined by the City Engineer and Staff Engineer in the attached review letter and as provided on the submitted plans.

2) The site landscape plan shall be modified to provide eleven (11) additional trees. The development shall comply with all landscaping and bonding standards outlined in Section 11-13-23 of the Land Use Ordinance.

3) An irrigation plan shall be submitted with the revised landscape plan and shall be designed to be a low water use irrigation system.

4) The project shall comply with all local, State, and Federal regulations for the storage of the fuel and location of the storage tanks in this area.

5) The applicant shall provide a copy of the UDOT approval for the access off of Highway 193.

6) The project shall comply with all applicable standards included in this report and as outlined in Chapter 18 of the Clearfield City Land Use Ordinance.

7) A business license shall be obtained prior to the commencement of business operations.

ATTACHMENTS

1. Site Plan
2. Landscape Plan
3. Floor Plan
4. Elevations and Rendering
5. City Engineer Review Letter dated 26 March 2019
6. North Davis Fire District Review Letter dated 26 March 2019
7. North Davis Sewer District Review Email dated 25 March 2019

For Underground Storage Tanks and Piping

Site is located in Wellhead Protection Areas. This may require USTs and pumps to be moved completely out of the wellhead protection area so as not to impact any water sources. Approval from multiple agencies is required.

*USTs must meet all federal, State and Local regulations. including secondary containment and interstitial monitoring. Provide detailed plans and specifications

*Provide either approval or exemption letters from applicable additional agencies including but not limited to, Utah State Division of Water Quality, Davis County Health Department, Weber Basin Water and Layton City.

*Provide installer certification
*Provide Certified Inspection
*Provide Manufacturer's shop drawings and installation instructions
*Provide groundwater level and show relation of USTs to groundwater
* Show all piping, vent and pump locations and details
*Provide shut-off location.

Provide UDOT requirements and approval letter

Provide details and specifications

Provide location and details for grease interceptor

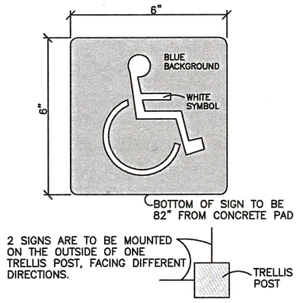
Provide standard w/in the plan set

IGES certification of wall and fence installation required. Per IGES "IF privacy fence (I.E. Vinyl, wood, precast, etc.) will be installed above the retaining wall - use sleeve-it system to resist overturning moment of fence (see strata.com for details) In either case, IGES should be contacted once fence type, locations, and loading conditions are known so that the impact to the retaining wall can be assesed."

W. 3000 North

University Park Blvd

CONVENIENCE STORE
4,575 SF



ADA Trellis Sign



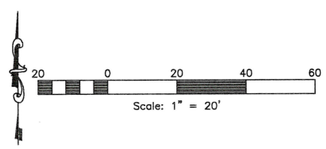
NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage

NOTES:
1. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
2. XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
3. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5.0% OR CROSS SLOPE GREATER THAN 1.5%
- = A.D.A. PARKING AREAS - NOT TO EXCEED A SLOPE GREATER THAN 1.5% IN ANY DIRECTION.
- = OUTFLOW CURB (SEE GRADING PLAN)



PROJECT NUMBER
18140

ISSUE DATE:
DECEMBER 17, 2018

REVISIONS:

Sinclair
Clearfield, UTAH

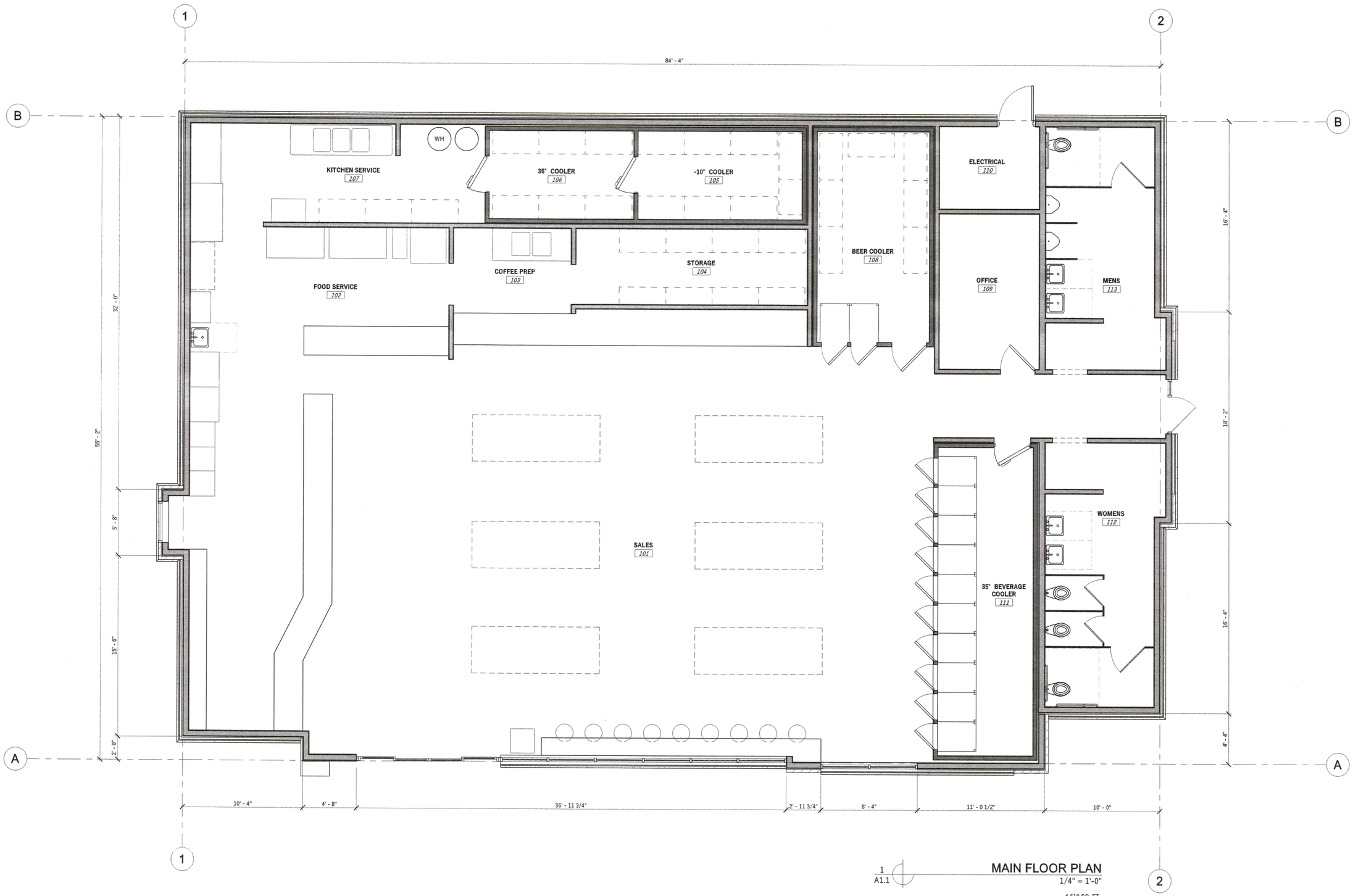
Preliminary Site Plan

C0

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

JZW ARCHITECTS

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1 A1.1 MAIN FLOOR PLAN
1/4" = 1'-0"

4,610 SQ. FT.
TYPE 5-B CONSTRUCTION

PROJEC
00

ISSU
MAR

REV
No.

CLEARFIE

MAIN FLOOR

A

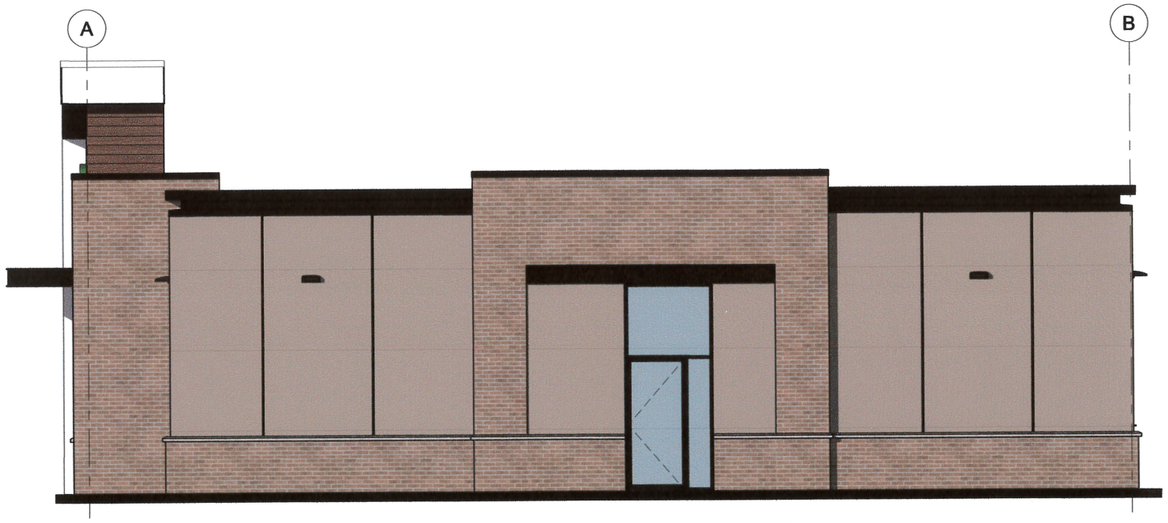
FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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T.O. ENTRY FEATURE 123' - 0"
T.O. BRICK 117' - 0"
T.O. PARAPET 116' - 0"
MAIN FLOOR FINISH ELEVATION 100' - 0"

1 A2.1 **NORTH ELEVATION**
1/4" = 1'-0"



2 A2.1 **WEST ELEVATION**
1/4" = 1'-0"



T.O. ENTRY FEATURE 123' - 0"
T.O. BRICK 117' - 0"
T.O. PARAPET 116' - 0"
ROOF 114' - 0"
MAIN FLOOR FINISH ELEVATION 100' - 0"

3 A2.1 **EAST ELEVATION**
1/4" = 1'-0"

INTERSTATE BRICK - MOCHA W/LIGHT GROUT

WHITE METAL PANEL

WOODTONE - RUSTIC SERIES - ASPEN RIDGE

TRIM & ACCENTS DARK BRONZE ALUMINUM SW 7675 -SEALSKIN

EIFS - SW 7047 PORPOISE



T.O. BRICK 117' - 0"
T.O. PARAPET 116' - 0"
MAIN FLOOR FINISH ELEVATION 100' - 0"

4 A2.1 **SOUTH ELEVATION**
1/4" = 1'-0"

PROJECT
000

ISSUE
MARCH

REVIS
No.

CLEARFIELD SINCLAIR

ELEVATIONS

A2

JZ
ARCHI

PHONE: 780.936.3338



PROJECT
000

ISSUE
MARCH

REVIS
No.

CLEARFIELD SINCLAIR

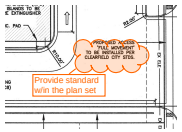
RENDERING

A2

JZ

Sinclair Plan.pdf Markup Summary

Group (5)



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Author: Kamilla
Date: 4/2/2019 2:06:06 PM
Color:

Provide standard w/in the plan set



Subject: Group
Page: Page 1
Status:
Author: Kamilla
Date: 4/2/2019 2:05:29 PM
Color:

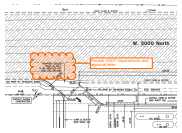
For Underground Storage Tanks and Piping

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*USTs must meet all federal, State and Local regulations. including secondary containment and interstitial monitoring. Provide detailed plans and specifications

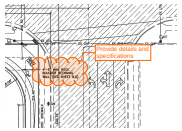
*Provide either approval or exemption letters from applicable additional agencies including but not limited to, Utah State Division of Water Quality, Davis County Health Department, Weber Basin Water and Layton City.

*Provide installer certification
*Provide Certified Inspection
*Provide Manufacturer's shop drawings and installation instructions
*Provide groundwater level and show relation of USTs to groundwater
* Show all piping, vent and pump locations and details
*Provide shut-off location.



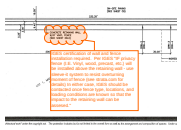
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Provide UDOT requirements and approval letter



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Status:
Author: Kamilla
Date: 4/2/2019 2:05:53 PM
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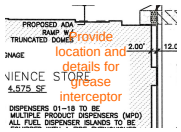
Provide details and specifications



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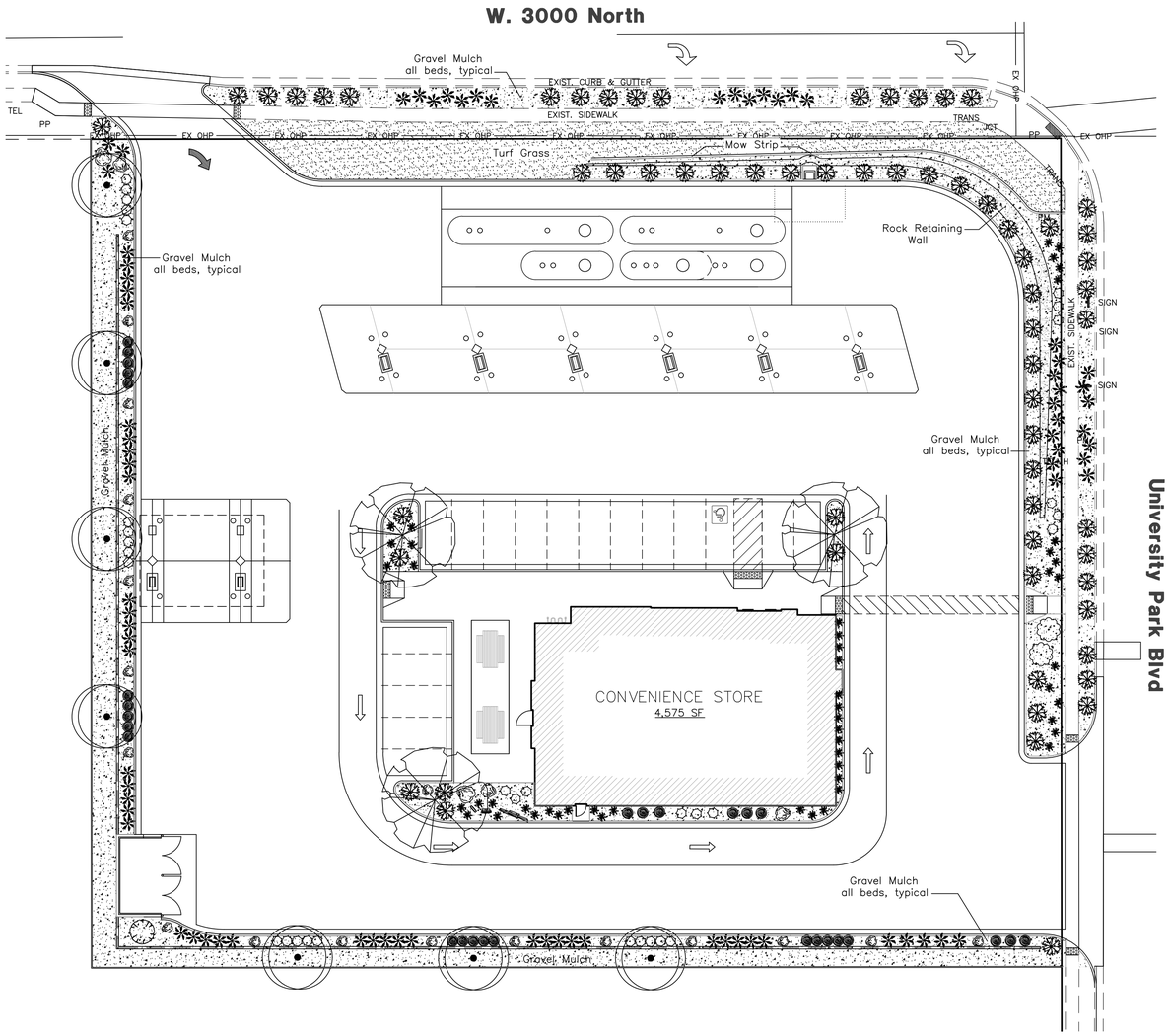
IGES certification of wall and fence installation required. Per IGES "IF privacy fence (I.E. Vinyl, wood, precast, etc.) will be installed above the retaining wall - use sleeve-it system to resist overturning moment of fence (see strata.com for details) In either case, IGES should be contacted once fence type, locations, and loading conditions are known so that the impact to the retaining wall can be assesed."

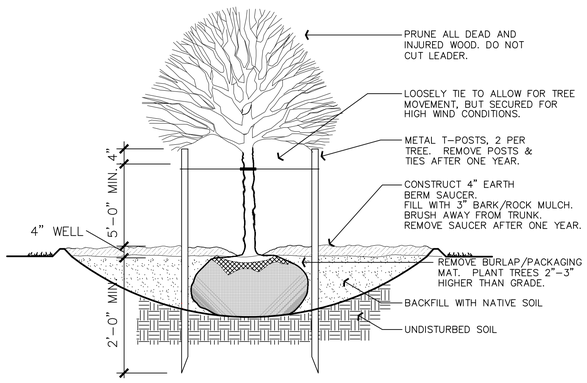
Text Box (1)



Subject: Text Box
Page: Page 1
Status:
Author: Kamilla
Date: 4/2/2019 2:08:19 PM
Color:

Provide location and details for grease interceptor

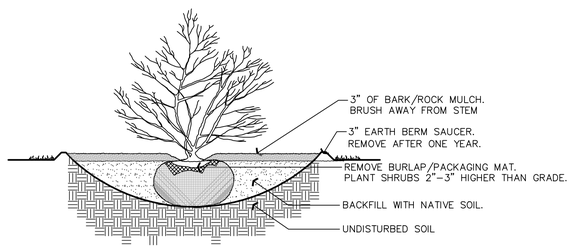




NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

SCALE: NOT TO SCALE

Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
7		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
32		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
1		Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	5 gal.
64		Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.
2		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
29		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

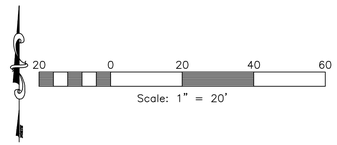
PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
79		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
52		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.

Decorative Boulders

Turf Grass – To be sodded.

A 3" layer of 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.



General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area 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 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.

E) 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.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

PROJECT NUMBER
18140

ISSUE DATE:
DECEMBER 17, 2018

REVISIONS:

Sinclair
Clearfield, UTAH

Preliminary
Landscape Plan

L0

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

JZW ARCHITECTS

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CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

25 March 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Sinclair Site Plan – 2000 East**
Subj: Preliminary Drawing Review #1

Dear Brad,

Attached is my review of the above referenced preliminary drawing of the "Sinclair" Site Plan on 2000 East for your consideration:

General Notes:

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

1. An **electronic copy** of the Improvement Drawings must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the final drawings from our office.

Plat

1. Will a Plat be prepared for the site?

Preliminary Drawing Issues:

1. Notes need to be placed on the Site Plan Improvement Drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvement, etc.

2. An "Geotechnical Report" will be required to be submitted for review.
    - The report should address the bearing capacity of the site soils, the depth of sub-base material for the paved areas, thickness of the roadbase and asphalt materials for the site and the parking lot, ground water depths and other typical report items.

3. Storm Water Concerns:

- The Storm Water calculations for a 100-year event, 24-hour storm will need to be prepared and submitted for review.
- A 12" freeboard berm is needed in an open basin design.
- The orifice outlet control should be located in a separate structure. The orifice structure should have two 4' x 4' chambers that will provide a dry access to the orifice for cleaning by the maintenance worker. The maintenance workers shall not be required to reach under water to unplug the orifice.
- An overflow spillway will need to be designed.
- A storm water treatment structure will need to be incorporated into the site design and placed prior to storm water leaving the site. The storm water (oil, trash, sediment) interceptor manhole (storm septor, bay saver or equal) should be installed as a storm water best management practice (bmp) feature.
- A maintenance schedule and maintenance plan will need to be prepared and included with the site improvement drawings.
- Roof drains should be extended to the storm water detention basin.
- All storm water inlet boxes, junction boxes and yard boxes should have a 4' wide concrete apron around the grate.

4. Culinary Water Concerns:

    - The nearby fire hydrants need to be shown on the drawings
    - All new culinary water laterals will need to be shown on the drawings and all materials specified on the drawings.
    - All irrigation connections will require double check backflow devices. The location of the irrigation connection to the culinary water service lateral and the "double check" backflow device needs to be shown on the drawings. Details need to be added to the drawing package.
    - The culinary water service laterals will need to be called out using type k copper along with the note that the meters are to be per the current City standards. A detail drawing showing the pipe diameter and meter complete needs to be included with the details.
    - It is recommended to connect to the Weber Basin culinary water supply.

5. Sanitary Sewer Concerns:

- The sanitary sewer collection pipes (lateral connections) need to be located and shown on the drawings along with the pipe slopes, diameters and materials.
- All sampling manholes and grease traps need to be shown in detail on the drawings.
- Show where the sewer from the site is connected with the City facilities.

6. All pipeline construction materials and construction detail should be called out on the drawings.

7. All vehicle entrances from SR-193 should have standard driveway approaches and not a waterway approach and must receive written approval from UDOT.

8. The typical roadway cross-section for 2000 East street needs to be shown with all dimensions. All roads must be labeled per Clearfield City addressing.

9. Sidewalks and curb & gutter must be constructed around the entire site.

10. The dumpster location and details need to be shown on the improvement drawings.

11. The location of all site lighting and business signs should be shown on the drawings.

12. Landscaping features needs to be called out. Show all types of trees, shrub types and with caliper sizes.

13. Drawing details need to be included with the drawings: (i.e. water meters, inlet storm water boxes with flow line inverts, driveway approaches, curb & gutter, sidewalk, retaining walls, etc.)

14. A "Utility Plan", "Grading Plan", "Site Plan" and "Drainage Plan" will need to be prepared and submitted for review.

We would be happy to meet with the Developer and his Engineer to review the above items should they have any questions.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
Kamilla Schultz, P.E., City Staff Engineer
Mark Baird, Deputy Public Works Director

From the Desk of
Deputy Chief John Taylor
NORTH DAVIS FIRE DISTRICT
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath/ Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Anderson Sinclair

DATE: March 26, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. The plan shows no hydrant but I am quite sure there is a hydrant already in place on the West side of 2000 East. Please verify that there is sufficient fire flow for the occupancy with the fuel distribution hazard.
2. A set of site and architectural drawings will need to be submitted to our office along with an application and plan review fee prior to final approval of the project. Underground fuel storage tank plans, permit and fees will also be required.
3. If the convenience store will be cooking food in the kitchen area, a detailed kitchen plan will need to be reviewed by our office to verify the need of a UL 300 type hood and suppression system.
4. CO2 system drawings for the soft drink dispensing area are required for review for compliance prior to their installation.
5. Other than these few items, NDFD has no other concerns for the approval of the conditional use permit for this project.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

From: Jeff Macfarlane
To: Brad McIlrath
Subject: Anderson Sinclair C-Store
Date: Monday, March 25, 2019 2:52:23 PM

Brad,

The District's policy is that any facility that has a 3-compartment sink and is preparing and serving food must install a grease interceptor; minimum size is 1,000 gallons.

Thanks!

Jeff Macfarlane
Pretreatment Coordinator
Tel (801) 825-0712
Dir (801) 728-6814
Fax (801) 773-6320
www.ndsd.org

NORTH DAVIS SEWER DISTRICT
Reclaiming Earth's Most Valuable Resource
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Planning Commission
STAFF REPORT

AGENDA ITEM
#4

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 17th, 2019**

SUBJECT: Discussion and Possible Action on **SP 1903-0016,** an amended site plan request by Psion Homes to amend the approved landscape plan to allow a xeriscape landscape design for the J-Bird Condominium development. **Location:** 572 West 300 North (TIN: 14-551-0013). **Parcel Area:** 0.65 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath **(Administrative Matter).**

RECOMMENDATION

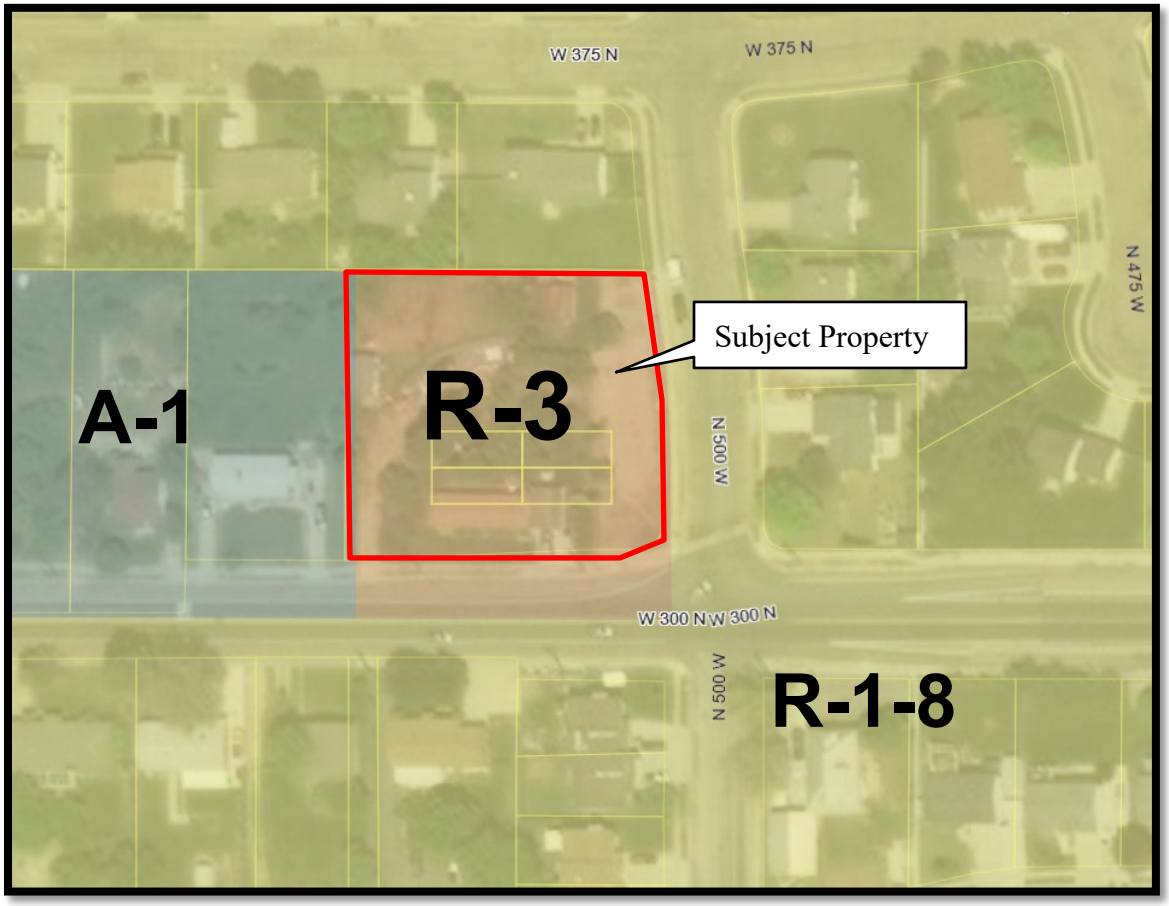
Staff recommends that the Planning Commission **approve as conditioned SP 1903-0016**, an amended site plan request by Psion Homes to amend the approved landscape plan to allow a xeriscape landscape design for the J-Bird Condominium development at the property located at 572 West 300 North (TIN: 14-551-0013). This recommendation is based on the findings and discussion in the staff report and subject to the conditions outlined at the end of the staff report.

PROJECT SUMMARY

Project Information	
Project Name	J-Bird Condominiums Landscaping Amendments
Site Location	572 West 300 North
Tax ID Number	14-551-0013
Applicant	Psion Homes
Property Owner	Psion Homes
Proposed Actions	Site Plan Amendment
Current Zoning	R-3 (Residential)
General Plan-Land Use	Residential
Gross Site Area	0.75 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-8 (Residential)	Residential
East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	A-1 (Agricultural)	Residential

Vicinity Map



BACKGROUND & ANALYSIS

The J-Bird Condominium project was approved by the Planning Commission and City Council in the summer of 2018. As part of the attempt to provide buffering for the adjacent single-family residential neighborhood and soften the impact of the condominium building that is surrounded by single-family residential, the developer proposed to increase the design for the landscaped area and have a very appealing landscape design for the site. That design that was approved by the Planning Commission and is attached to this report for reference. That design includes a tot lot, a large amount of trees, mixes of shrubs around the building an in planter areas near the driveway, and lawn area in all areas that are not used for access or parking. The original developer sold this property to Psion Homes who is building the condominiums and who is seeking the amendments to the landscape plan.

Landscaping Amendments

In order to conserve water and blend the interior landscaping into the park strip landscaping Psion Homes is requesting that the front yard area along 300 North, the corner side yard along 500 West, and the rear yard landscaping area be modified to a rockscape xeriscape design (See attached plan). The area that would remain as lawn would be the west landscaping area that also includes the on-site detention basin. Based on the previously approved plan to beautify and provide buffering for the residential area, Staff recommends that the north landscape area remain as lawn and that all other areas proposed for xeriscape be a true xeriscape design with additional shrubbery and a drip line

irrigation system. The replacement of lawn/grass areas with only rocks will diminish the quality of the development for the future residents and the residential neighborhood.

To follow established City landscaping standards for shrubbery, at a minimum the landscape areas identified should have one (1) shrub for every 300 square feet of landscape area. To ensure that the shrubs are of sufficient size to beautify the site the shrubs within the rockscape along the 300 North and 500 West frontages will be required to have a minimum size at the time of planting of five (5) gallons. Recognizing the need to conserve water while at the same time provide a landscaping design that is aesthetically pleasing to the neighborhood and future residents of the condominiums, Staff sees this option as a good compromise. All other trees and shrubs shall be consistent with the requirements in Section 11-13-23 of the Land Use Ordinance. This amendment in no way reduces the amount of trees and shrubs from the original landscape plan, except as specifically requests and approved by the Planning Commission.

Public Comment
A public notice was posted on April 5th, 2019. No public comment has been received to date regarding the proposed landscaping amendments.

CONDITIONS OF APPROVAL – SITE PLAN LANDSCAPING AMENDMENT

1) The landscaping area along the west and north property lines shall remain unchanged in order to be used as recreational space for the future residents of the condominiums.
2) The landscaping area along the south and east of the building shall be modified to include additional shrubbery mixed thoughout the landscape areas with the trees.
3) The landscape planters around the trees on each end of the drive access shall remain unchanged to match the original approved landscape plan.
4) The trees in the park strips along each street shall be planted in accordance with the original approved landscape plan.
5) Trees located in the clear vision area as identified in Section 11-13-10 of the Land Use Ordinance may be removed to comply with those ordinance standards. All other trees shall be planted as shown on the original landscape plan.
6) The updated plan shall, at a minimum, provide one (1) shrub for every 300 square feet of landscape area for each area individually that will be allowed to be transformed to the xeriscape design. Each shrub shall have a minimum size of five (5) gallons at the time of planting.
7) The applicant shall update the new landscape and irrigation plans and bond for the installation of the landscaping prior ot the issuance of the certificate of occupancy.

ATTACHMENTS

1. Approved Landscape Plan
2. Modified Landscape Plan

JAYBIRD APARTMENTS
LANDSCAPE SITE PLAN

SCALE: 1"=10'



JAYBIRD APARTMENTS LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
TOTAL PROPERTY	32,625 sf (0.75-acres)		
OPEN SPACE	10% of total project area	3,263 sf	17,455 sf (53.5%)
LANDSCAPE AREA (excluding parkstrip)	17,455 sf		
TREES (excluding parkstrip)	1 tree / 500 sf landscaping	35	35
SHRUBS	1 shrub / 300 sf landscaping	58	58

*Landscape Requirements taken from Clearfield City Code Section 11-13-23 - Landscaping Standards & Requirements

NOTES

1. ALL EXISTING LANDSCAPING TO BE REMOVED AND CLEARED BEFORE CONSTRUCTION.
2. PLAYGROUND DESIGN AND INSTALLATION PER OWNER.
3. PERIMETER FENCING DESIGN AND INSTALLATION PER OWNER.
4. SEE CIVIL PLANS FOR PROPOSED GRADING.

CALLOUTS & GROUND SURFACE

SYMBOL		DESCRIPTION	QTY	DETAIL
	1	CRUSHED ROCK: Install 3" depth of tan colored crushed rock (1" minus in size) over Dewitt Pro-5 weed barrier.	1,702 sf	
	2	SOFTFALL PLAY MULCH: Install 12" depth of softfall play mulch over Dewitt Pro-5 weed barrier.	538 sf	
	3	SHREDDED BARK MULCH: Install 3" depth dark brown shredded bark mulch over 8" depth of topsoil.	3,352 sf	
	4	CONCRETE MOW STRIP: Install 6" wide concrete mow strip	363 lf	
	5	TREE RING: Install 4` diameter tree ring around trunk of tree with trench edge and 3" depth of dark brown shredded bark mulch.	289 sf	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AE	6	Acer platanoides `Crimson Sentry` / Columnar Norway Maple	B&B	2"
	AN	6	Acer truncatum `Norwegian Sunset` / Sunset Maple	B&B	2"
	MS	8	Malus x `Spring Snow` / Spring Snow Crab Apple	B&B	2"
	PR	9	Pinus sylvestris `Royal Scot` / Scotch Pine	B&B	6` Hgt
	QR	8	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B&B	2"
	SS	2	Syringa reticulata `Snowdance` / Japanese Tree Lilac	B&B	2"
	ZG	3	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B&B	2"

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	AS	11	Amelanchier alnifolia `Standing Ovation` TM / Serviceberry	5 gal.	
	CC	10	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal.	
	CS	11	Cornus sericea `Kelseyi` / Kelseyi Dogwood	3 gal.	
	FL	6	Forsythia x intermedia `Show Off` / Show Off Forsythia	5 gal.	
	RC	7	Rhamnus frangula `Columnaris` / Alder Buckthorn	5 gal.	
	SB	7	Spiraea x bumalda `Fire Light` / Fire Light Spirea	5 gal.	
	VA	6	Viburnum trilobum `Alfredo` / Alfredo Cranberrybush Viburnum	5 gal.	

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	E	18	Echinacea x `Pow Wow Wildberry` / Purple Coneflower	1 gal.	
	H	18	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal.	
	L	18	Leucanthemum x superbum `Snowcap` / Snowcap Shasta Daisy	1 gal.	
	R	17	Rudbeckia hirta `Denver Daisy` / Gloriosa Daisy	1 gal.	
	S	17	Salvia x sylvestris `May Night` / Salvia	1 gal.	

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	C	9	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	1 gal	

SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	PP	13,523 sf	Poa pratensis sp. / Kentucky Bluegrass Mix	sod

N

0 10' 20'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

JAYBIRD APARTMENTS
SITE PLAN APPLICATION
572 WEST 300 NORTH
CLEARFIELD, UTAH 84015

MARK:	DATE:	DESCRIPTION:

PROJECT #: 18087
REVIEWER: K.ALTHOUSE
DESIGNED BY: K. ALTHOUSE
ISSUED: 4.5.2018

PROFESSIONAL LANDSCAPE ARCHITECT
04.05.2018
No. 10234701
KEVIN ALTHOUSE
STATE OF UTAH
DRAFT

LANDSCAPE SITE PLAN

L-101

JAYBIRD APARTMENTS

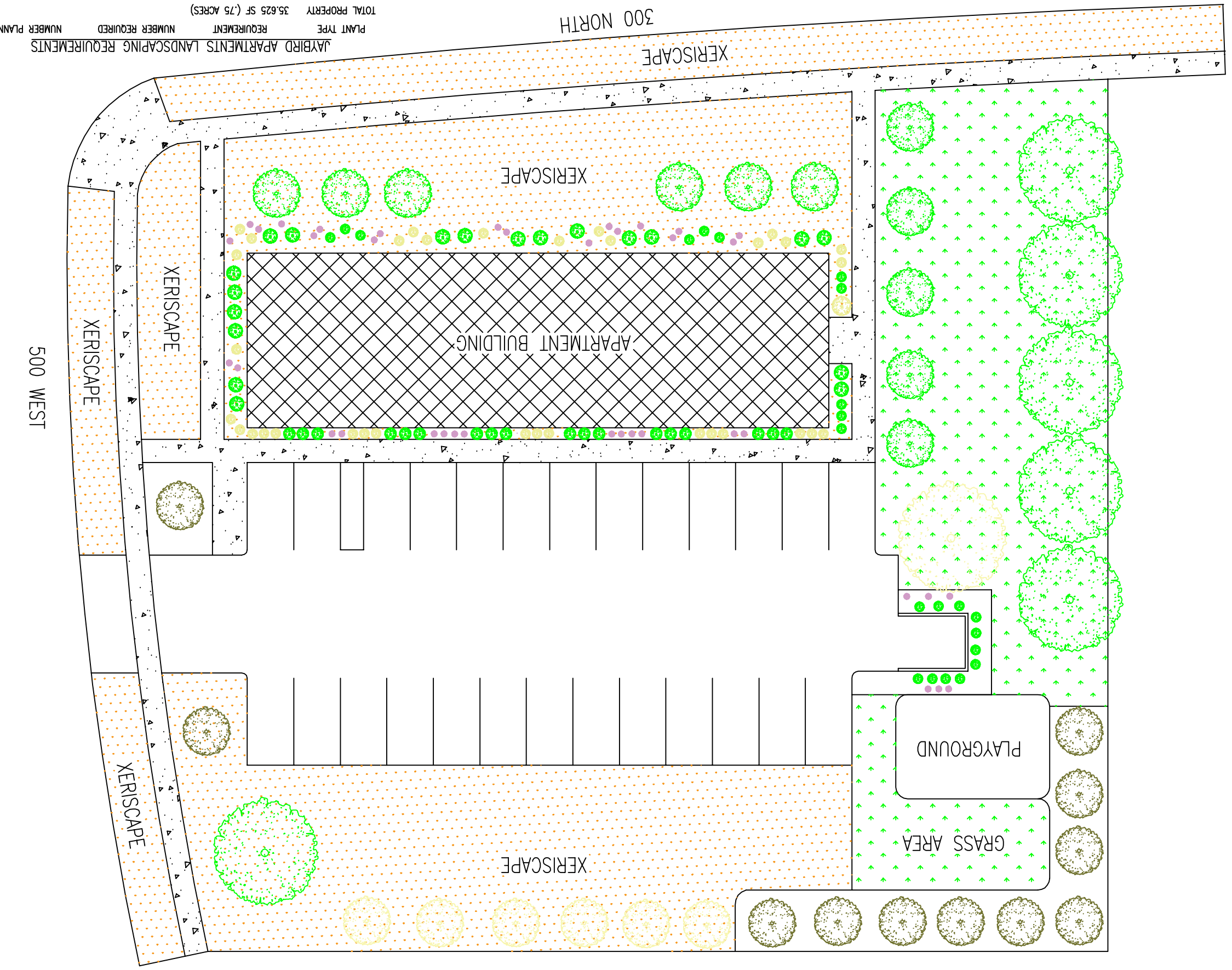
LANDSCAPING PLAN
572 WEST 300 NORTH
CLEARFIELD, UTAH

SHEET: L101

JAYBIRD APARTMENTS LANDSCAPING REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
TOTAL PROPERTY	35,625 SF (.75 ACRES)		
OPEN SPACE	10% OF TOTAL	3263 SF	17,455 SF (53.5%)
LANDSCAPE AREA	17,455 SF		
TREES	1 PER 500 SF	35	35
SHRUBS	1 PER 300 SF	58	58

XERISCAPE COVER IS DECO GRAVEL



STAFF REPORT

TO:	Clearfield City Planning Commission
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Wednesday, April 17th, 2019
SUBJECT:	Discussion on **ZTA 1903-0017,** a zoning text amendment by Clearfield City to amend Section 11-15-8F, the billboard regulations of the sign ordinance. The purpose of these amendments is to provide additional buffering and separation of billboards from residential areas within the city. **Planner:** Brad McIlrath **(Legislative Matter).**

DESCRIPTION / BACKGROUND

Due to the recent relocation of a billboard from a State Street property to a property adjacent to a residential neighborhood, Staff has created a project to amend the billboard regulations found in the sign ordinance. The purpose of this discussion item is to review possible ordinance amendments and language that can be adopted to add additional separation and buffering from residential zones. Additional standards may also be worth discussion as the Planning Commission sees the need. Jeff Baker, a resident of the neighborhood near the relocated billboard has been working with City Staff to identify code regulations that may be the most beneficial for the City moving forward.

SCHEDULE / TIME CONSTRAINTS

Following this discussion with the Planning Commission, City Staff will draft ordinance language to be reviewed by the Planning Commission at the meeting on May 8th. As this is a pending ordinance, Clearfield City has the authority to not accept any applications for new billboards or the relocation of existing billboards.