



Community Development

PLANNING, ENGINEERING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, CODE COMPLIANCE,
AND CDBG ADMINISTRATION

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, June 19th, 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: April 3, 2019 Regular Meeting
April 17, 2019 Work Session and Regular Meeting
May 8, 2019 Work Session and Regular Meeting

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **CUP 1905-007**, a conditional use permit request by Brad Carter with NovaSource Sunwest, LLC to construct a Valvoline Instant Oil Change center at the subject property.
Location: 856 West Antelope Drive (TIN: 12-667-0024). **Parcel Area:** 0.41 Acres. **Zone:** C-2 (Commercial).
Planner: Brad McIlrath (**Administrative Matter**).

DISCUSSION ITEMS

2. Staff Discussion
 - a) Permitted Building Materials
 - b) Accessory Building Materials (Chapter 11-13-38)
3. Planning Commissioners' Minute
4. Staff Communications

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

Dated this 10th day of June, 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, June 19th, 2019

SUBJECT: Discussion and Possible Action on **CUP 1905-007**, a conditional use permit request by Brad Carter with NovaSource Sunwest, LLC to construct a Valvoline Instant Oil Change center at the subject property. **Location:** 856 West Antelope Drive (TIN: 12-667-0024). **Parcel Area:** 0.41 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).

RECOMMENDATION

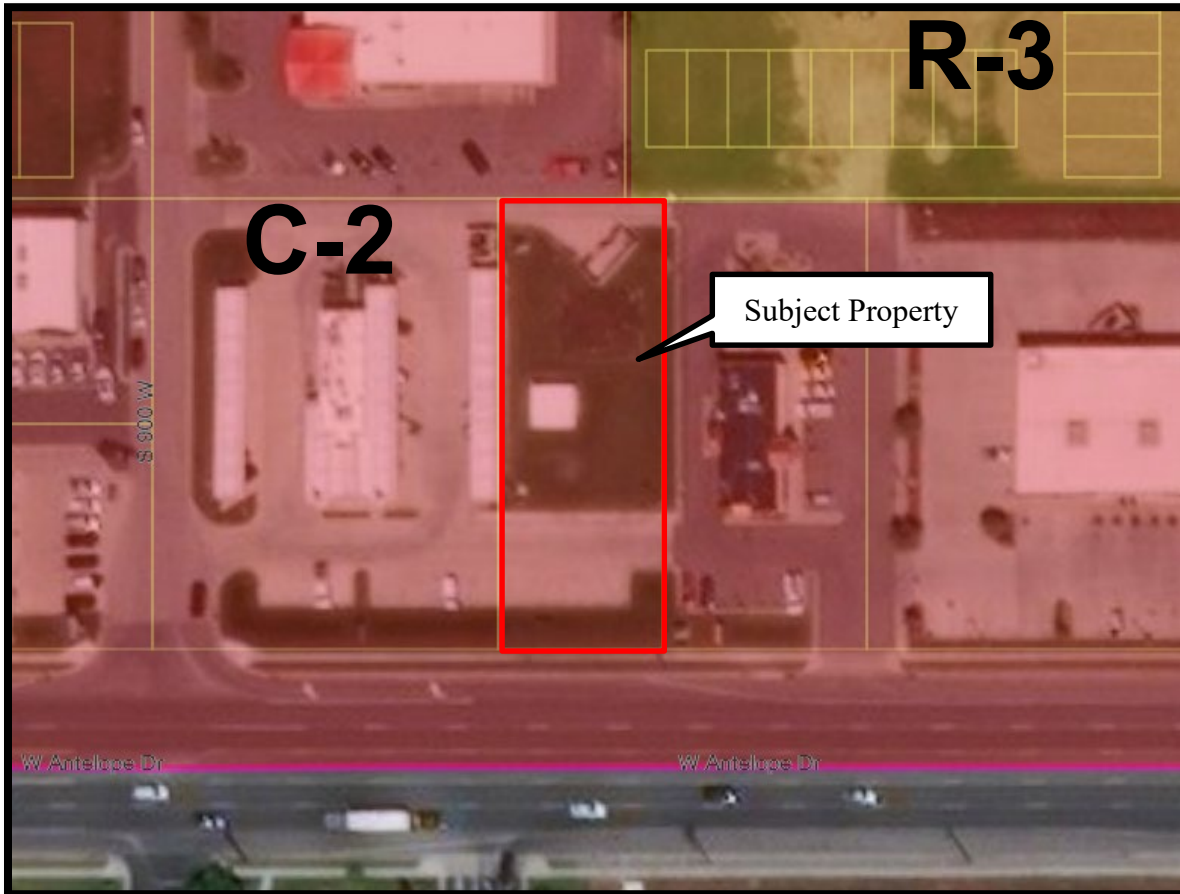
Staff recommends that the Planning Commission **approve as conditioned, CUP 1905-0007**, a conditional use permit request by Brad Carter with NovaSource Sunwest, LLC to construct a Valvoline Instant Oil Change center at the property addressed 856 West Antelope Drive (TIN: 12-667-0024). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Valvoline Instant Oil Change
Site Location	856 West Antelope Drive
Tax ID Number	12-667-0024
Applicant	Brad Carter, NovaSource Sunwest, LLC
Owner	NovaSource Holdings, LLC (70%) Tod B & Denise H Jones – Trustees (30%)
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Land Use Classification	Commercial
Gross Site	0.41 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Automobile Repair	C-2 (Commercial)	Commercial
East	Fast Food Restaurant	C-2 (Commercial)	Commercial
South	Fast Food Restaurant	C-2 (Commercial)	Commercial
West	Fast Food Retaruant	n/a (Syracuse City)	n/a (Syracuse City)

Aerial Image & Zoning



BACKGROUND

Brad Carter with NovaSource Sunwest, LLC is seeking conditional use permit approval to construct a 3,360 square foot Valvoline Instant Oil Change center at this location. This center will include two drive-thru service bays, an underground pit area for the bays, and an office/lobby area. The site design includes sufficient distance for the motor vehicle stacking for each bay. The entrance of the bays is located on the north side of the building with multiple points of access by way of cross access easements.

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 nature of this type of use, very little parking spaces are needed for customers. Clearfield City code does not include a parking standard for this type of use. Based upon standards identified by the American Planning Association in the Planning Advisory Service report 510 “Parking Standards” staff determines that the ten (10) parking spaces provided for this use is sufficient. The ADA parking space will need to be revised to include an eight foot (8’) wide access aisle to comply with federal standards.

As required by chapter 11-18, the site will need to be designed to provide a pedestrian access from the public sidewalk along Antelope Drive. As outlined in that chapter, this pedestrian access will need to be a minimum of five feet (5’) wide and be constructed of a different material than the parking lot as to be more identifiable. The proposed site plan includes a five foot (5’) wide pedestrian access to the sidewalk with striping for the walkway across the parking lot. The walkway across the parking lot will need to be constructed of a different material than the parking lot as listed above.

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 the submitted site plan 4,992 square feet or 23% of the site is provided with landscaping. 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 ten (10) trees and seventeen (17) shrubs. The proposed landscape plan provides nine (9) trees and forty one (41) shrubs. The landscape plan will need to be revised to include one (1) additional tree. 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. When single row of parking is provided, there must be at least one (1) island for every twelve (12) spaces and must include one deciduous tree. This site includes a landscape island on the east end of the property. This island will need to be provided with one (1) deciduous tree as required by code and must include additional shrubbery and ground cover. As required by this code section, parking areas that abut a front yard or road frontage landscape area are required to be screened with a landscape hedge not less than three feet (3’) in height. The plant materials in this area must be evergreen species, have a minimum size of five (5) gallons and spaced no farther than five feet (5’) apart on center. The hedge must be set back a minimum of three feet (3’) and a maximum of six feet (6’) from the perimeter of any parking space.

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 recommends that the applicant refer to the list found at www.waterwiseplants.utah.gov and replace the proposed materials with those found on that list.

Dumpster Enclosures (Sections 11-11B-12B & 11-18-4C 2)

The proposed site plans shows a dumpster enclosure located at the north end 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 enclosure.

Building Design and Materials (Chapters 11-11B & 18)

Chapters 11-11B “Commercial Zone C-2” and 18 “Design Standards,” outline all of the site and building design standards required for new development or major changes to a site within the City. As required by the C-2 Zone, the building must include brick, stucco, rock, or vinyl siding. Any building elevation facing a street right of way must have at least two (2) of the following: brick, stucco, stone, or rock. The proposed building materials include the use of a stone veneer along all elevations and predominantly along the front façade. The street elevation will need to be revised to include one additional material listed above. The building also includes the use of hardie plank lap siding and a metal awning over the front entrance. All of the materials that are proposed are of high quality and should be allowed. Staff recommends that the project be approved as proposed with the needed additions to the front elevation.

As required by chapter 18, the building provides 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 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

A public notice was placed on the property on June 7th, 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 May 31, 2019. Comments have been provided by the North Davis Fire District. The review letter from the North Davis Fire District is attached to this report. Comments from the Staff Engineer will be provided to the applicant upon receipt by the Senior Planner. 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; 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.	The applicant is responsible to address any detrimental impacts of the development. With conditions to address site design, landscaping, and circulation, the proposed use will be equivalent to a permitted use.
2)	<i>Impact Burden:</i> 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)	<i>Conform to the Objectives of the General Plan:</i> 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, but will contribute to the area. Conditions of approval are proposed to mitigate impacts of the proposed use and promote property investment and improvement.

CONDITIONS OF APPROVAL

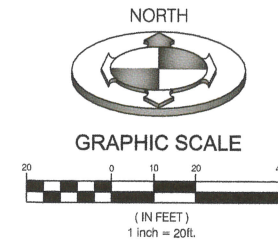
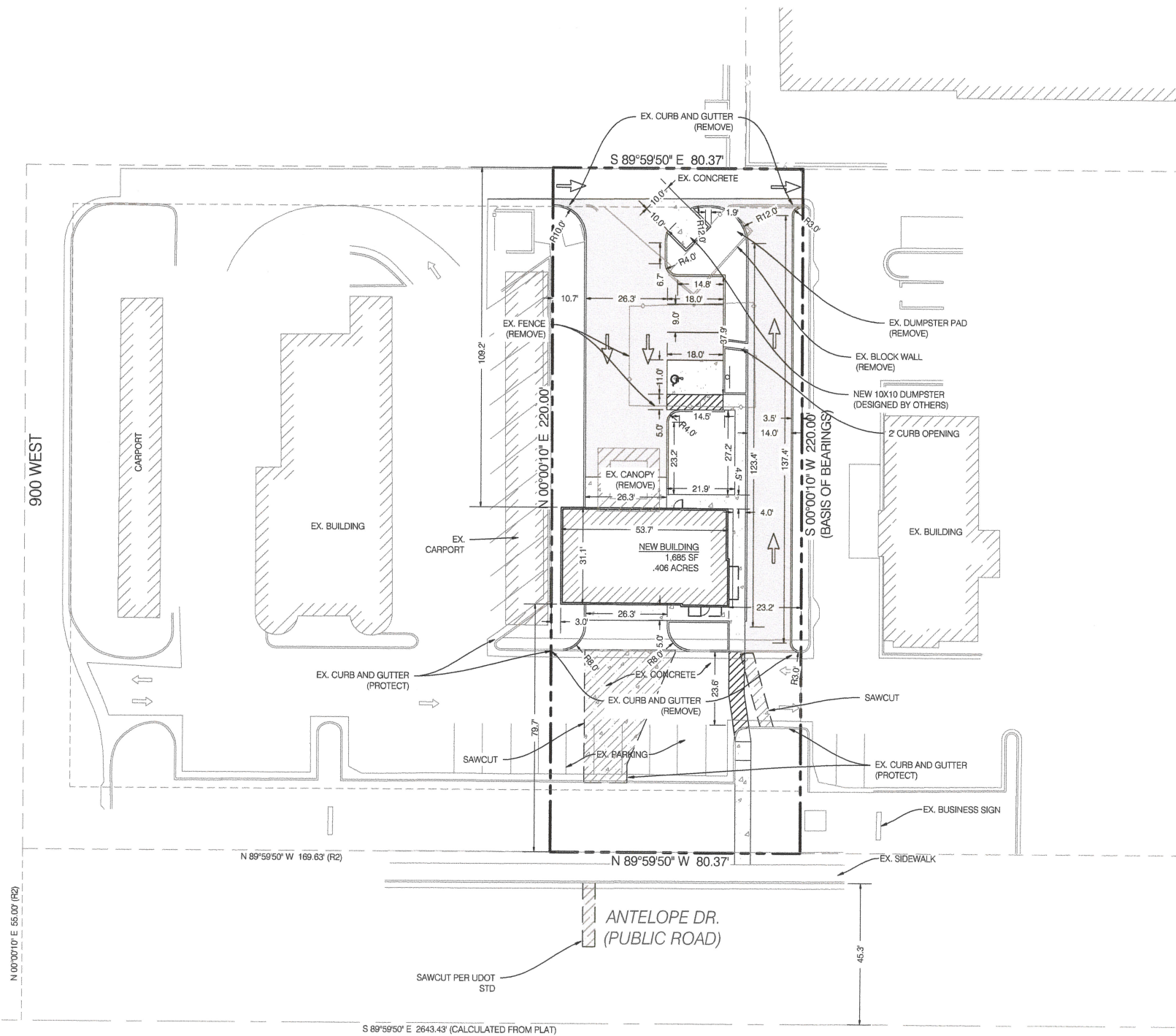
The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

- 1) The project shall comply with all applicable development standards of the C-2 Zone.

- 2) A landscape and irrigation plan shall be submitted and must meeting the minimum landscape standards of the C-2 Zone and Clearfield City which includes, but is not limited to the following:
 - a. One additional deciduous tree shall be added to the landscape island at the east end of the front row of parking island. Shrubbery shall be added to the island as required by code.
 - b. The front landscaping area between Antelope Drive and the parking area shall be modified to include a planting hedge to screen the parking area as required by ordinance.
- 3) The dumpster enclosure shall be constructed of the same material that matches the building or an approved masonry.
- 4) The access aisle for the ADA parking space shall be increased to eight feet (8') wide to meet federal standards.
- 5) The pedestrian path across the parking lot shall be constructed of a separate material then the parking as required by ordinance.
- 6) The front building façade materials shall be revised to comply with the approved materials outlined in the C-2 zone.
- 7) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final Land Use Approval.
- 8) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.
- 9) The applicant shall obtain a building permit for all site work prior to the commencement of said work.
- 10) The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site.

ATTACHMENTS

1. Site Plan
2. Utility Plan
3. Grading & Drainage Plan
4. Erosion Control Plan
5. Architectural Site Plan
6. Landscape Plan
7. NDFD Review Letter dated 12 June 2019



AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	1,686	9.5
HARDSCAPE	11,004	62.2
LANDSCAPE	4,992	23.2
TOTAL	17,681	100

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	9	1
TOTAL	10	

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE



NO.	DATE	DESCRIPTION
1	05/20/2019	1905112 SITE
2		
3		
4		
5		
6		
7		
8		
9		
10		

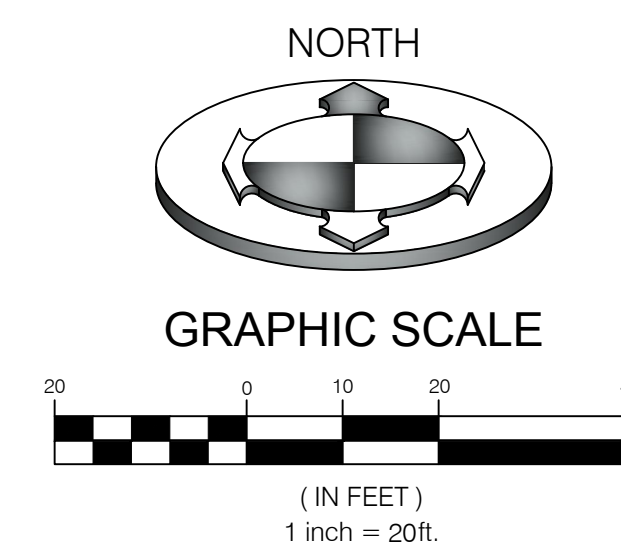


**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



CLEARFIELD JIFFY LUBE
856 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROJECT NO. 1905112
**SITE
PLAN**
CSP.01
3 OF 10

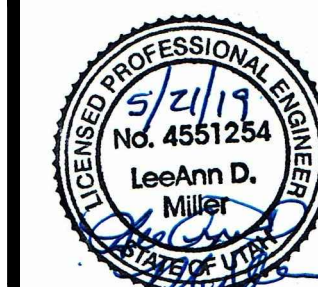


CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	3/4" TYPE K COPPER WATER SERVICE LINE	
②	3/4" WATER METER & VAULT PER APWA #522	5/CDDT.01
③	3/4" POLY WATER SERVICE LINE	
④	4" PVC SDR-35 SEWER LATERAL	2/CDDT.03
⑦	GREASE TRAP	
⑧	SEWER CLEAN OUT	
⑥	5" SSMH PER xx STDs.	

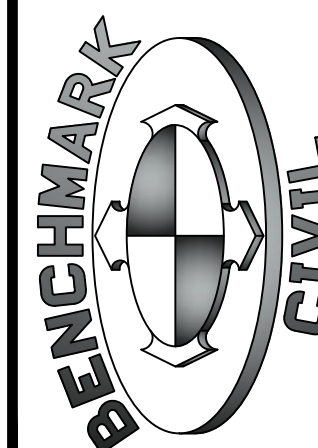
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE
LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE
INVERT ELEVATION OF THE POINT OF CONNECTION AND
NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON
THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

NOTE A:
12" OF VERTICAL SEPARATION BETWEEN WATER AND STORM
PIPES ARE REQUIRED. LOOP WATER LINE IF IN CONFLICT.



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



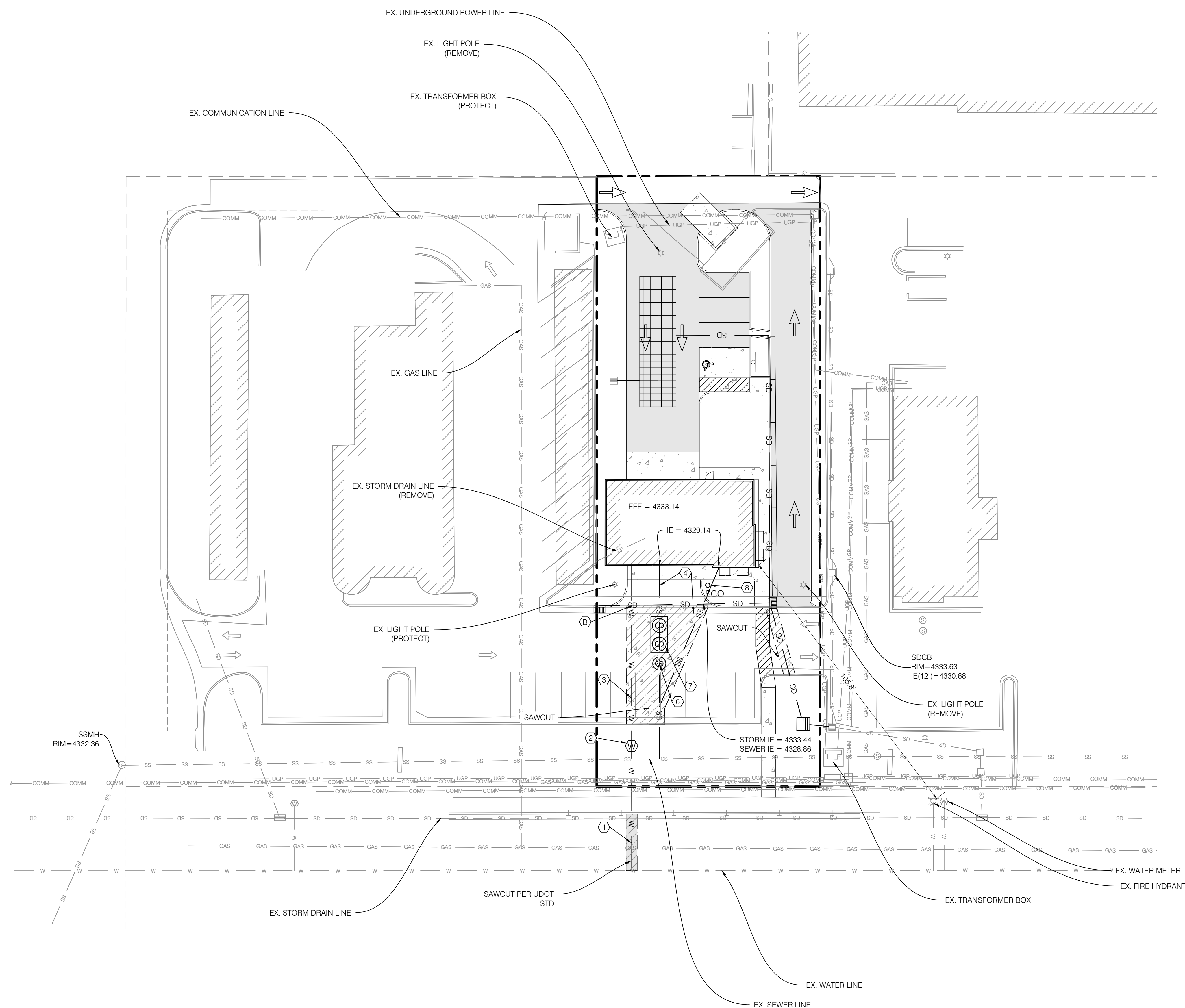
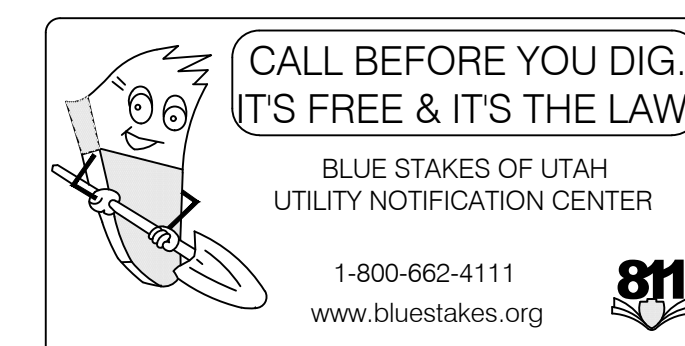
VALVOLINE INSTANT OIL CHANGE

856 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROJECT NO. 1905112

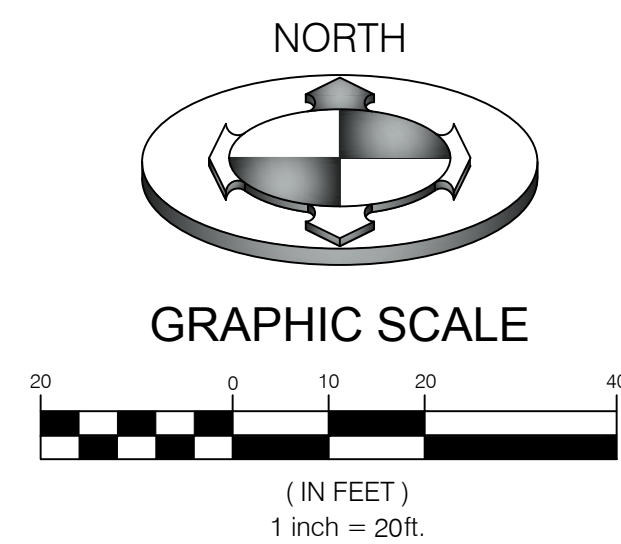
UTILITY PLAN

CUP.01
4 OF 10



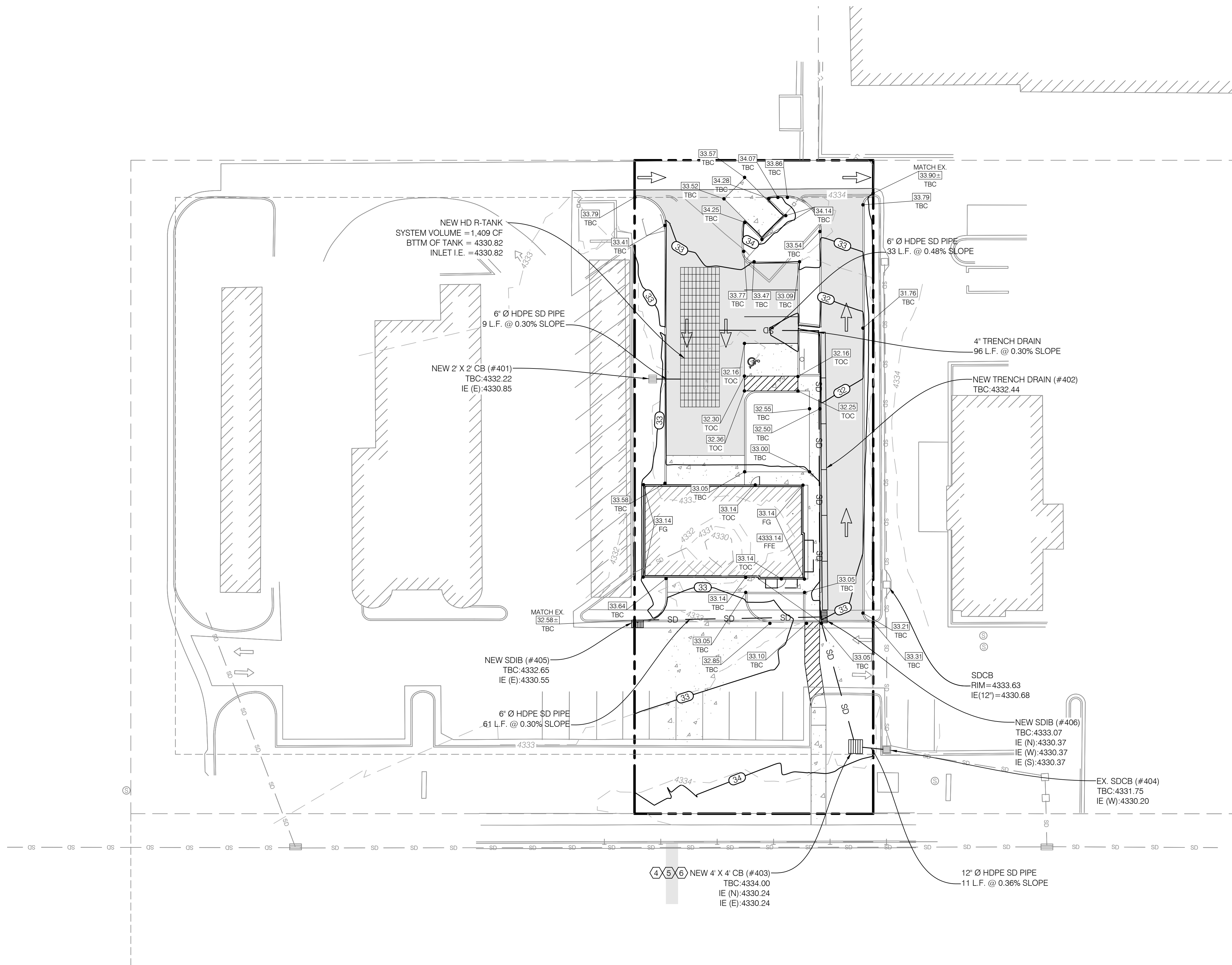
NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN
EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR
FURTHER DETAIL.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	STORM DRAIN INLET BOX	X/CDT.0X
④	4'X4' CATCH BASIN	X/CDT.0X
⑤	SNOUT	X/CDT.0X
⑥	ORIFICE 1.7"	X/CDT.0X

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.



STORM DRAINAGE CALCULATIONS

Area Identification (A)	Curve Number	CN* A
Roof = 1,685	98	165130 S.F.
Pavement = 11,004	98	1078392 S.F.
Landscaping = 4,992	79	394368 S.F.
Sum: 17681 S.F.		Sum: 1637890 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Allowable Discharge = 20cfs/acre	
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	4.33	1.083	731	73	658
30	2.92	1.460	1190	146	1044
60	1.81	1.810	1642	292	1350
120	0.62	2.040	1948	584	1364
180	0.69	2.082	2005	877	1128
360	0.38	2.368	2257	1753	503
720	0.23	2.724	2885	3507	0

hd R-Tank Underground Detention:

Number of single Tanks =	200	Tank Depth =	1.44 ft
Tanks Wide =	10	Tank Width =	1.31 ft
Tanks Long =	20	Tank Length =	2.35 ft

Volume per Tank = 4.22 cf
Volume of Tanks = **844 cf**

Stone above R-Tank =	1.00 ft	Total Depth =	2.69 ft
Stone around R-Tank =	1.75 ft	Total Width =	16.63 ft
Stone below R-Tank =	0.25 ft	Total Length =	50.42 ft

Volume of R-Tank System & Wrap (Total L*W*D)=	2,257 cf
Volume of Tanks Only=	844 cf
Void Ratio of Rock =	40%
Volume of Voids = (System&Wrap-Tanks)* Void Ratio =	565 cf

Total R-Tank System Volume (Tanks + Voids) = **1,409 cf**

Is there adequate storage?	Storage Provided =	1,409 cf
	Req. Storage =	1,364 cf

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

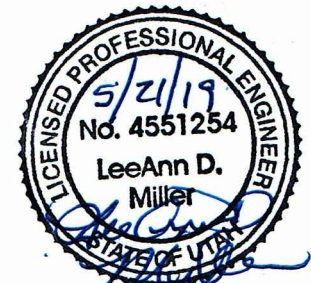
$$Q = C_d A_0 \sqrt{2gh}$$

Total acreage of development:	0.41 acres
Allowable discharge:	0.2 cfs/acre
Max head:	1.00 ft
Design diameter for new orifice:	1.7 inch

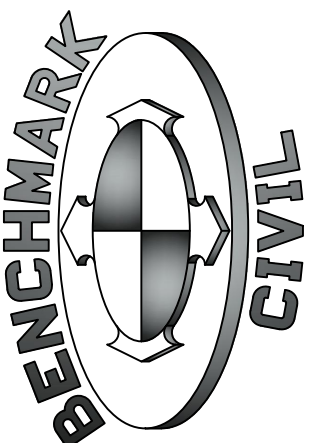
BENCHMARK:
THE "X" CHISELED IN THE SIDEWALK MARKING THE
SOUTHEAST CORNER OF LOT 24
ELEVATION = 4334.54 (USING VRS GPS ELEVATION)
DATUM - NAVD88



GRAVITY	MMU	NO.	DATE	DESCRIPTION
CHECKED BY	LDM			
SURVEY	FIELD CREW			
DATE	05/20/2019			
DWG. FILE	190512 SITE			
0	0.5			
SCALE MEASURES INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS				



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcavil.com



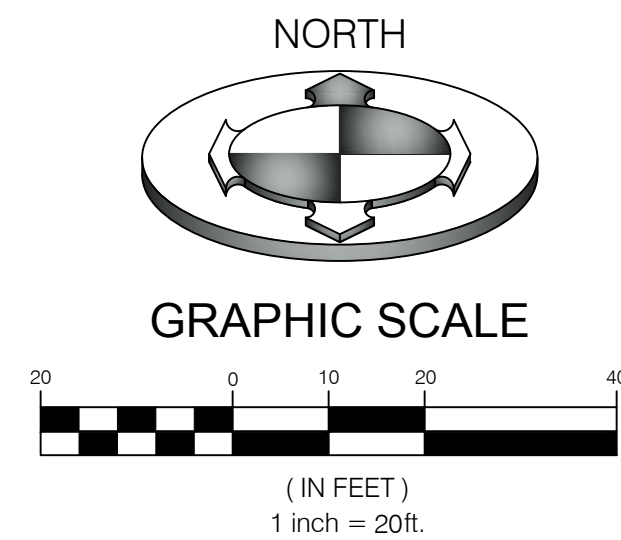
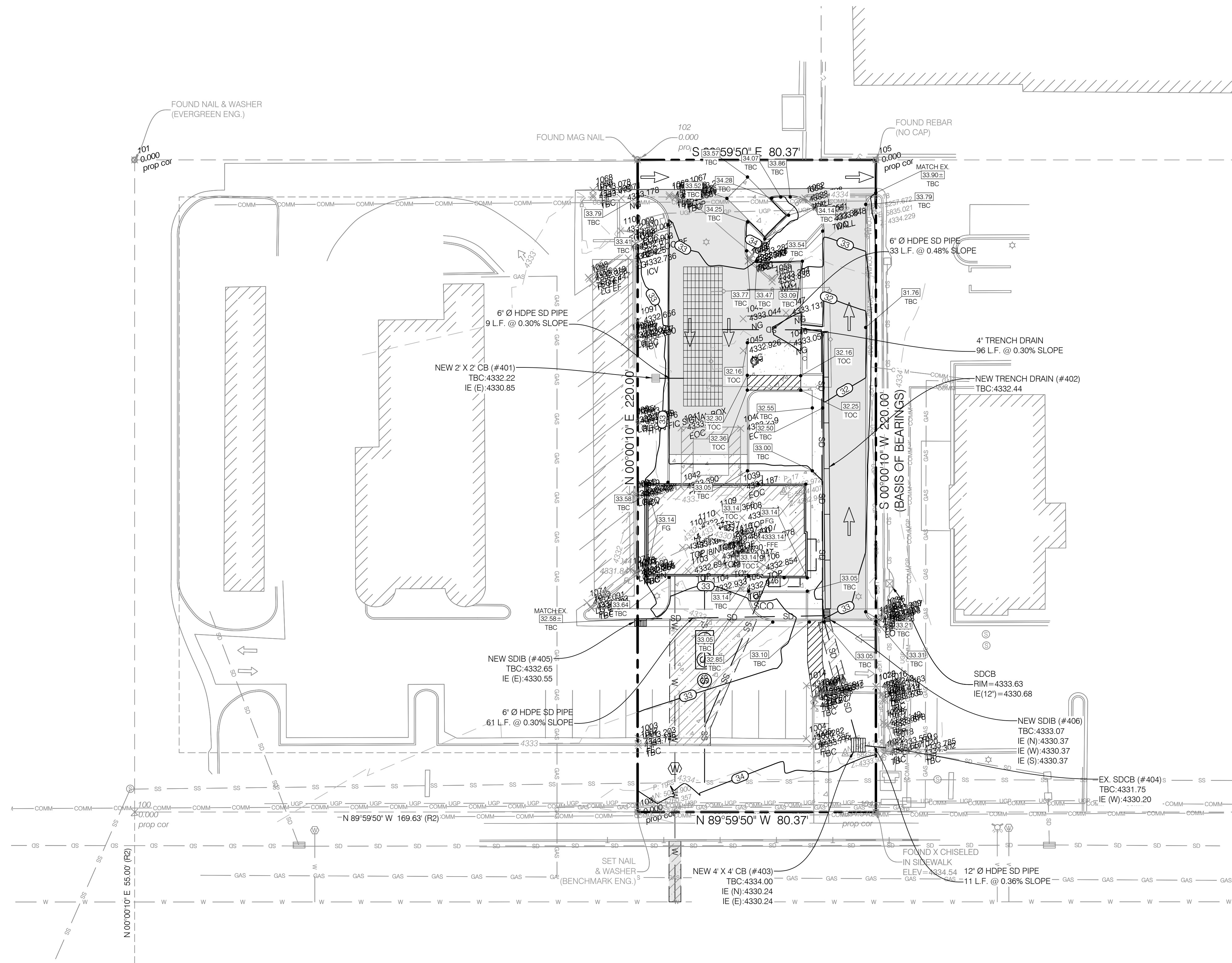
VALVOLINE INSTANT OIL CHANGE

WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROJECT NO. 1905112

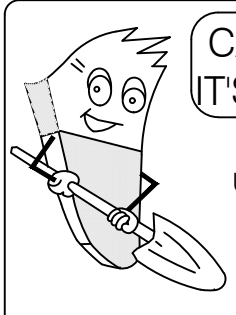
GRADING & DRAINAGE PLAN

CGD.01
5 OF 10



SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	SEDIMENT BARRIER	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



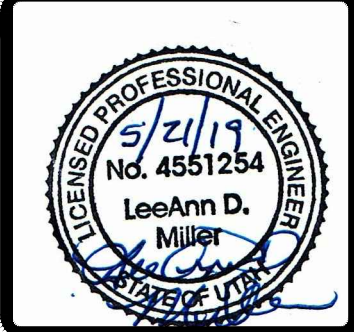
CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

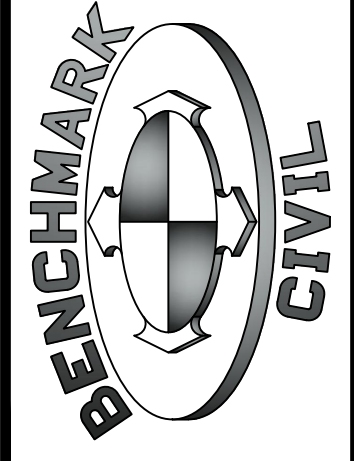
1-800-662-4111
www.bluestakes.org



DESCRIPTION		DATE
DRAWN BY	MMJ	
CHECKED BY	LDM	
FIELD CREW	SURVEY	
DATE		05/20/2019
DWG FILE		1905112_SITE
DATE		190512
DATE		0
SCALE: MEASURES SHOWN ON ALL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS		



BENCHMARK
ENGINEERING &
LAND SURVEYING



BENCHMARK CIVIL

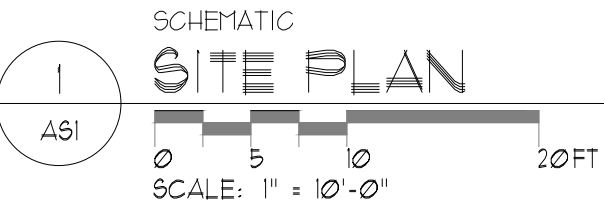
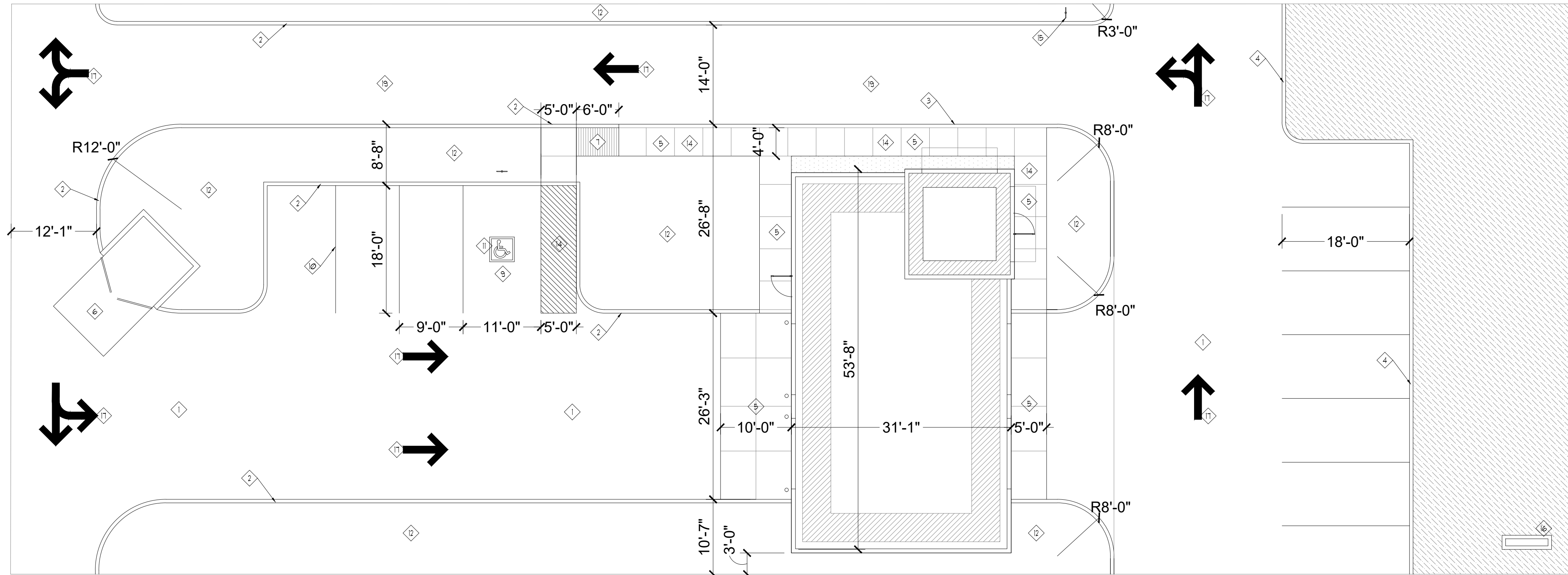
VALVOLINE INSTANT OIL CHANGE

856 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

PROJECT NO. 1905112

EROSION CONTROL PLAN

CEP.01
6 OF 10



VALVOLINE INSTANT OIL
3360 TOTAL SF
CONSTRUCTION VB

SITE PLAN NOTES

- 1 ASPHALT PAVING ON ROAD BASE - COORDINATE WITH CIVIL DRAWINGS
- 2 CONCRETE CURB & GUTTER - COORDINATE WITH CIVIL DRAWINGS
- 3 CONCRETE CURB - EDGE SIDEWALK - COORDINATE WITH CIVIL DRAWINGS
- 4 EXISTING CONCRETE CURB - REPAIR AND REPLACE AS REQUIRED DURING CONSTRUCTION
- 5 CONCRETE SIDEWALK/ APRON
- 6 TRASH ENCLOSURE - WITH 10 FT CONCRETE PAD
- 7 DEPRESSED SIDEWALK RAMP FOR ACCESSIBILITY SEE CIVIL DRAWINGS FOR RAMP DETAILS
- 8 ELECTRICAL TRANSFORMER - LOCATION TO BE DETERMINED
- 9 ACCESSIBLE PARKING STALL (SLOPE NOT TO EXCEED 2%) WITH SIGN TO MEET ALL REQUIREMENTS OF CABO/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT - SEE SHEET A52 FOR SIGN DETAIL
- 10 PAINT SOLID STRIPE -YELLOW
- 11 INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE ON BLUE BACKGROUND
- 12 LANDSCAPED AREA - SEE LANDSCAPE PLAN
- 13 EXISTING LANDSCAPE AREA - PROTECT DURING CONSTRUCTION - REPLACE AND REPAIR AS NEEDED
- 14 MAXIMUM SLOPE AND CROSS SLOPE AT HANDICAP PARKING, ACCESS WALKS AND LANDING DOORS CANNOT EXCEED 2% SEE HATCHED AREA ON SITE PLAN
- 15 ONE WAY SIGN
- 16 NEW MONUMENT SIGN LOCATION - RANCHERITO'S MONUMENT SIGN WILL BE MOVED 22 FT TO THE WEST TO KEEP THE REQUIRED SEPARATION DISTANCE OF 100 FT BETWEEN NEW AND EXISTING SIGNS
- 17 PARKING LOT ARROW - SEE CIVIL DRAWINGS FOR SIZE AND SHAPE OF DIRECTION ARROW

PROJECT NUMBER

REVISIONS

SHEET TITLE

ARCHITECTURAL
SITE PLAN

PROJECT/OWNER

VALVOLINE
INSTANT OIL CHANGE

856 W. ANTELOPE DR.
CLEARFIELD, UT

NOVASOURCE

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS

10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095

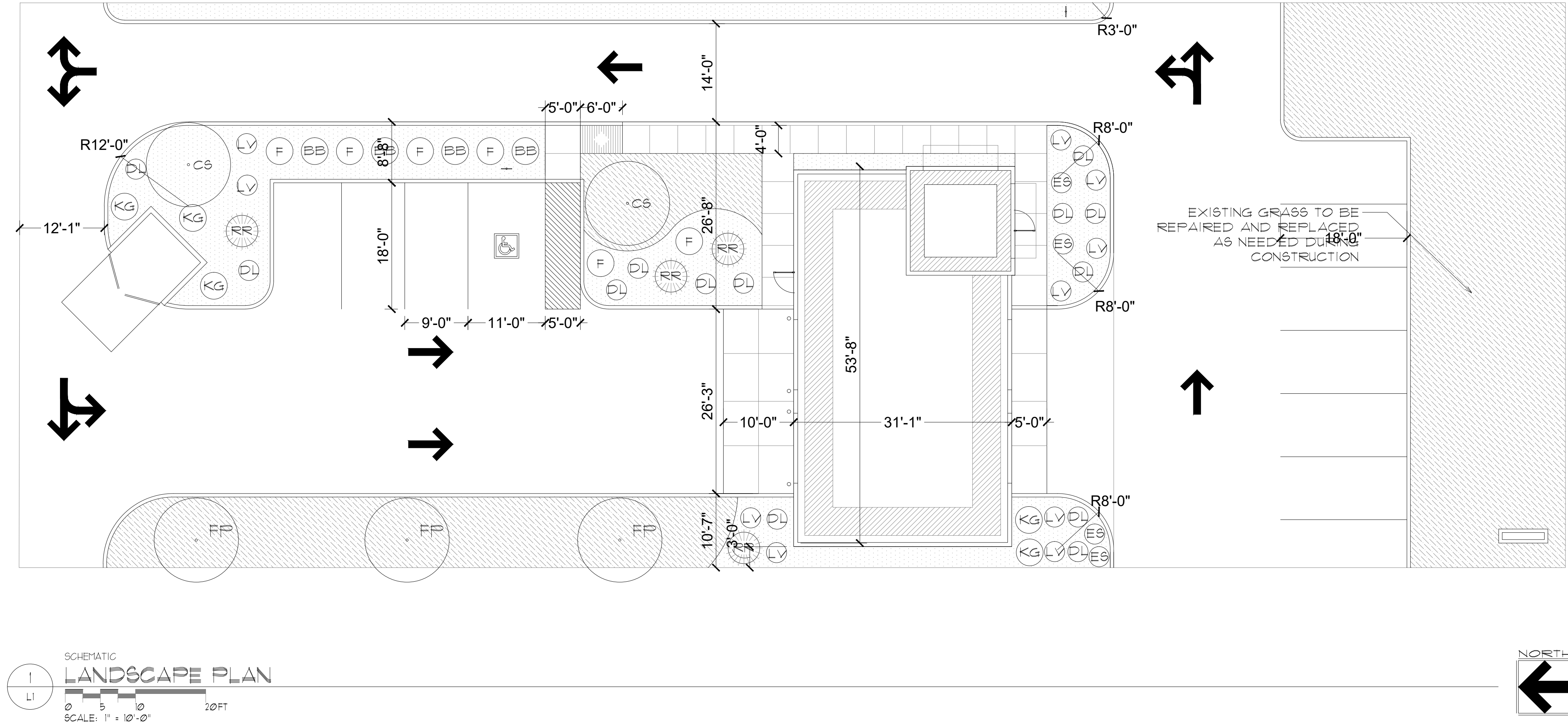
SUITE 201
(801) 467-3350

DATE

10/18/2018

SHEET NUMBER

A51



PLANT LIST			
SYMBOL	SIZE	PLANT NAME	QUANTITY
CS	2" CAL	CRIMSON SENTRY MAPLE	1
FP	2" CAL	CHANTICLEER PEAR	4
RR	1'-8'	RIVERSIDE SPRUCE	4
BB	5 GAL	DWARF BURNING BUSH	4
F	5 GAL	GOLD FLAME SPIREA	6
KG	5 GAL	KARL FORESTER REED GRASS	5
DL	1 GAL	DAY LILY	12
ES	1 GAL	BLACK EYED SUSAN	4
LV	1 GAL	LAVENDER	10
COBBLE	2"-3"	DECORATIVE COBBLE	1,603 SF
SOD		PERENNIAL RYEGRASS	3,254 SF

PROJECT NUMBER

REVISIONS

SHEET TITLE

LANDSCAPE PLAN

PROJECT/OWNER

VALVOLINE
INSTANT OIL CHANGE
856 W. ANTELOPE DR.
CLEARFIELD, UT
NOVASOURCE

ARCHITECT

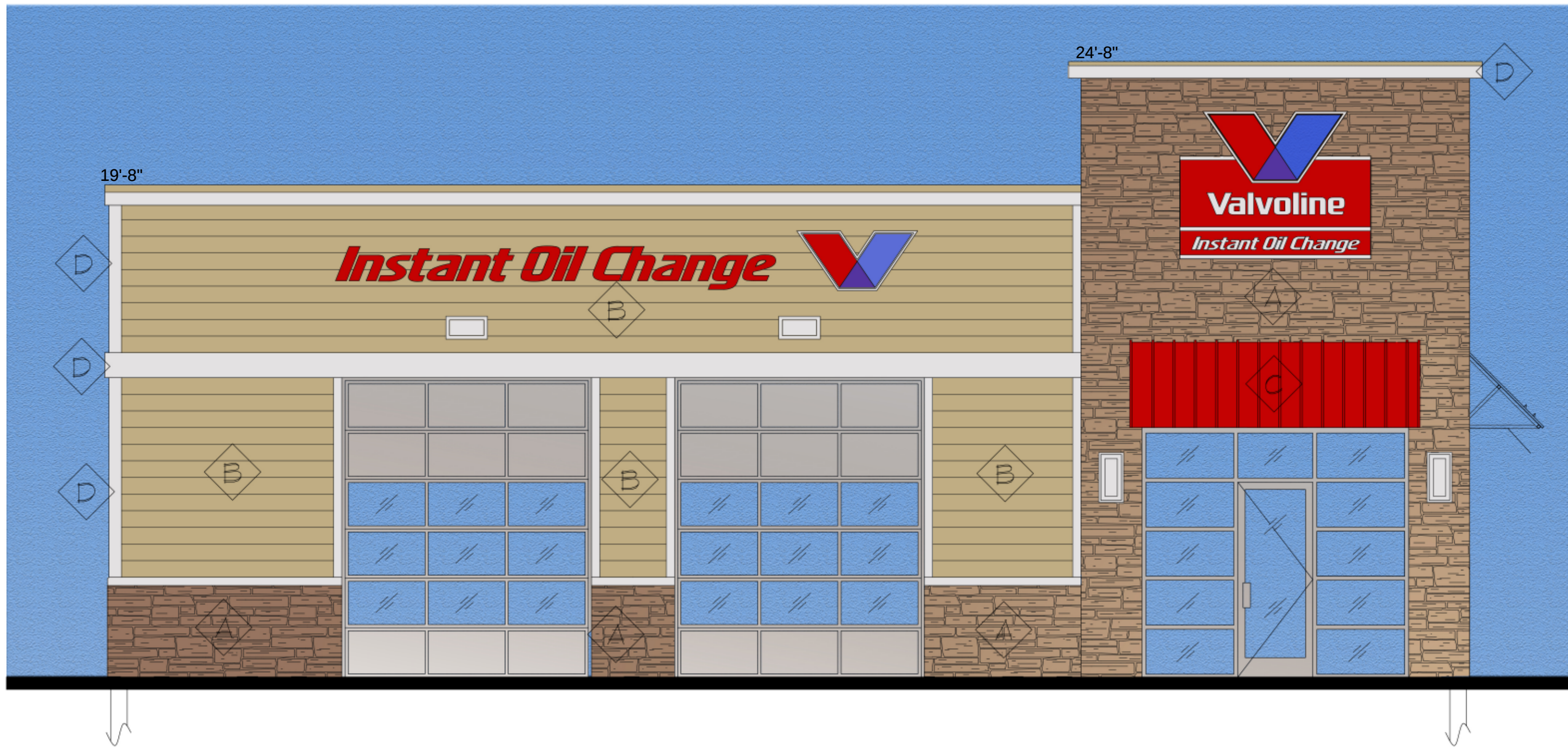
NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095
SUITE 201
(801) 467-3350

DATE

10/18/2018

SHEET NUMBER

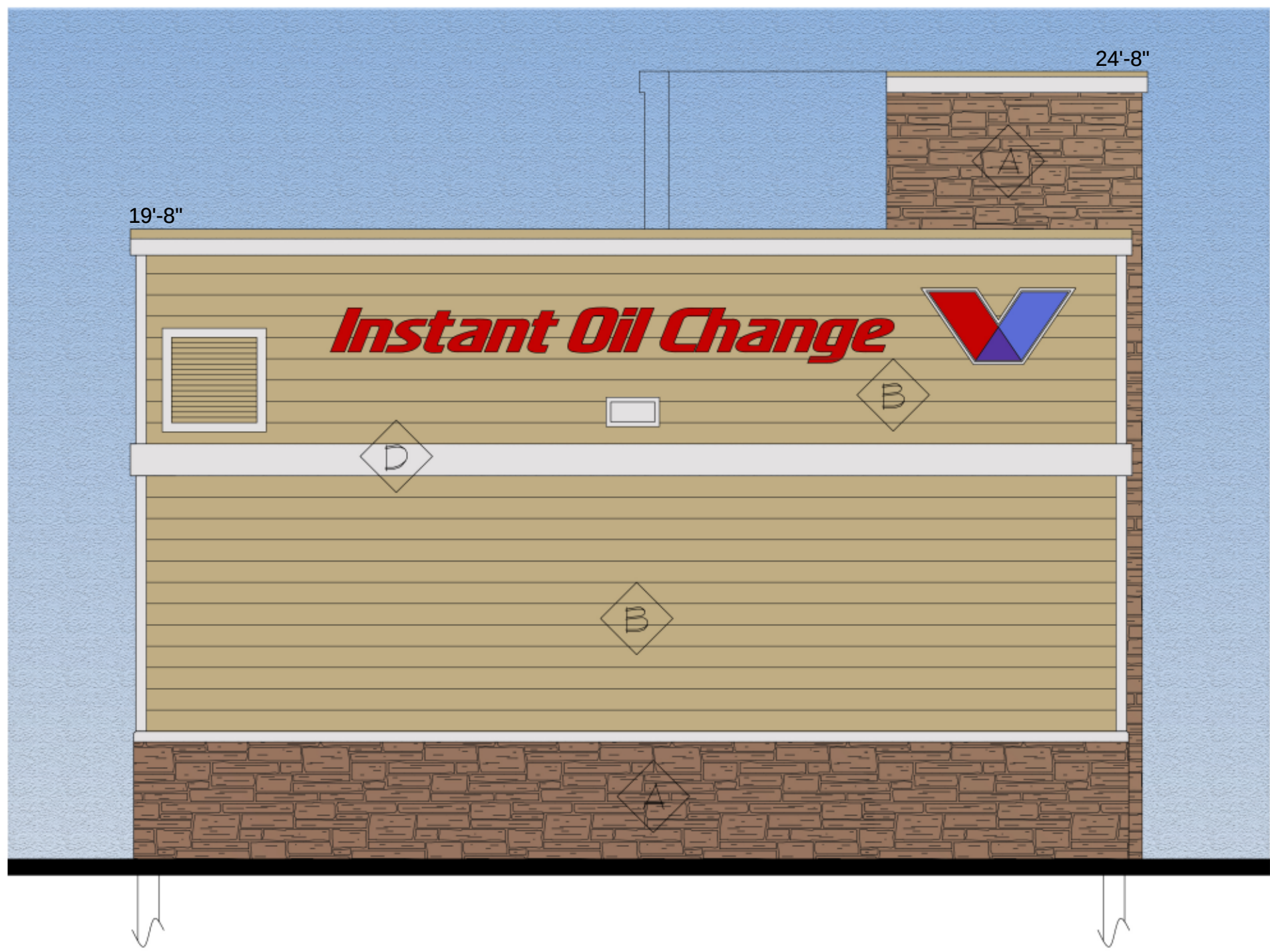
L1



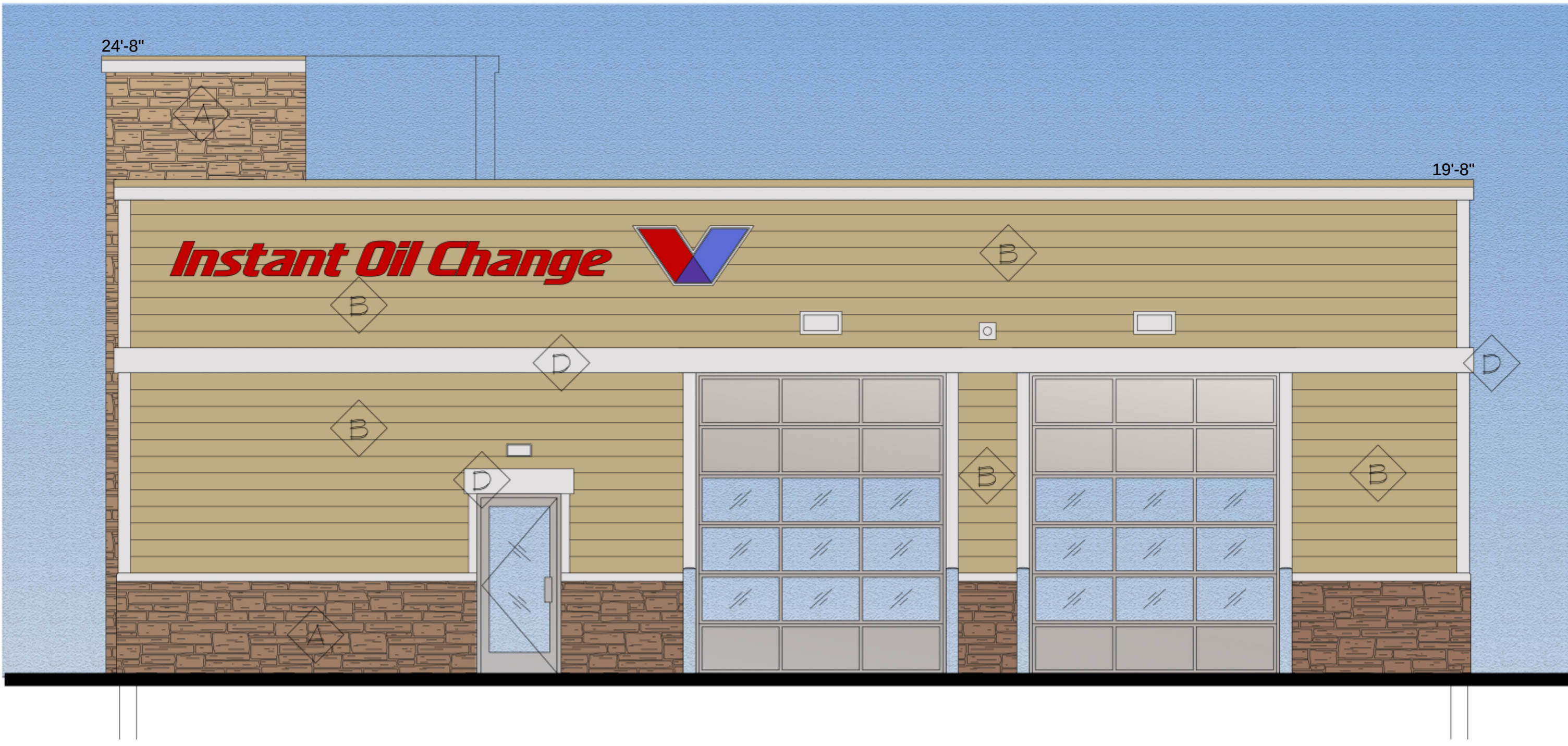
2 SOUTH
ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST
ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST
ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH
ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



MANUFACTURED STONE VENEER
CULTURED STONE COUNTRY LEDGESTONE
CHARDONNAY

A



HARDIE PLANK LAP SIDING -
SMOOTH "AUTUMN TAN"

B



MBCI STANDING METAL PANEL -
24 GA - BATTEN LOK HS SYSTEM
- "VALVOLINE RED"

C



HARDIE PLANK TRIM -
SMOOTH "ARCTIC WHITE"

D

PROJECT NUMBER

REVISIONS

SHEET TITLE

ARCHITECTURAL
ELEVATIONS

PROJECT/OWNER

VALVOLINE
INSTANT OIL CHANGE
856 W. ANTELOPE DR.
CLEARFIELD, UT
NOVASOURCE

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095
SUITE 201
(801) 487-3330



DATE

10/18/2018

SHEET NUMBER

A1



*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
Brad Carter / Applicant
Ron Witzel / Contractor

FROM: John Taylor / Fire Marshal

RE: Valvoline Oil Change

DATE: June 12, 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 minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.
2. Application for plan review has not been received to our office, along with the corresponding fee. I sent Ron Witzel an application on June 3, 2019 and he responded that he had received it and would get it filled out, submitted and the fees paid.

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.



STAFF REPORT

TO: Clearfield City Planning Commission
FROM: Brad McIlrath, Senior Planner
MEETING DATE: Wednesday, June 19, 2019
SUBJECT: Discussion on Multi-Family Residential and Commercial Building materials for new development in Clearfield City.

DESCRIPTION / BACKGROUND

The Clearfield City Land Use Ordinance (Title 11) establishes the zones of the City along with the development standards for buildings and uses in each zone. Due to recent concerns over the types of permitted building materials that are allowed for new development and those that are not allowed, staff provides this information for the discussion and consideration by the Planning Commission. This discussion does not include the standards for materials in the Form-Based Code area, as that discussion will be provided as part of the update at a later date. The purpose of this discussion is to identify the current permitted materials for non-FBC zones in the City and determine if code amendments are necessary to encourage high quality design and creativity for new development in Clearfield.

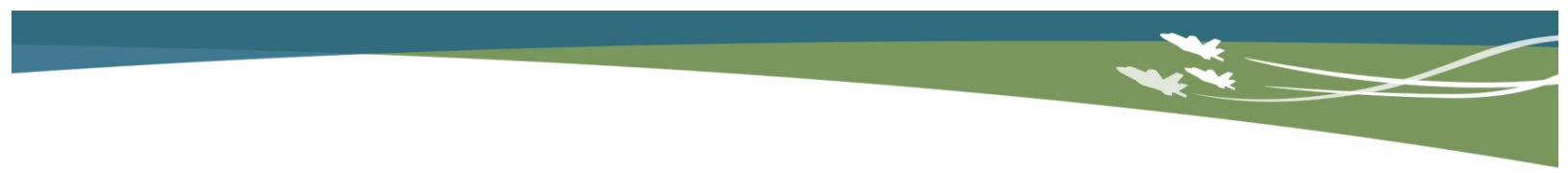
SPECIFIC BUILDING MATERIALS BY ZONE

The following sections provide a review of the required building materials for each zone.

Agricultural Zones (A-1 & A-2)

Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding.
2. Vinyl siding shall not be permitted on the front elevation of a main building. (Ord. 2009-24, 11-24-2009)
3. Reserved. (Ord. 2017-06, 4-25-2017)
4. The front elevation and any side elevation facing a street or right-of-way shall include at least two (2) of the following: brick, stucco, stone, or rock.



Single-Family Residential Zones (R-1-9, R-1-8, R-1-6, R-1-Open)

Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding.
2. Vinyl siding shall not be permitted on the front elevation of a main building. (Ord. 2009-26, 11-24-2009)
3. Detached garages and carports shall be finished to match the exterior of the main building. (Ord. 2017-06, 4-25-2017)
4. The front elevation and any side elevation facing a street or right-of-way shall include at least two (2) of the following: brick, stucco, stone, or rock.

Multi-Family Residential Zones (R-2 & R-3)

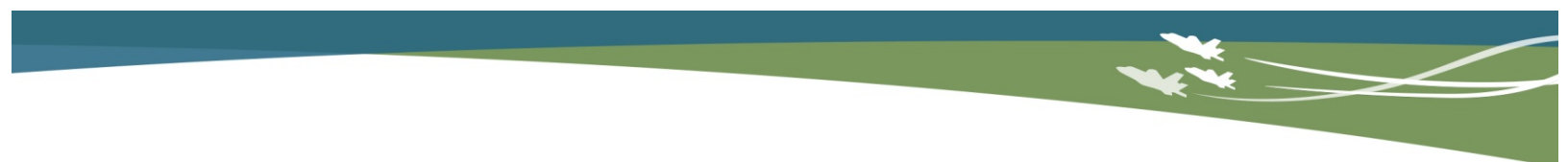
Exterior Building Materials:

1. Permitted exterior building materials for single-family and two-family dwelling units shall be brick, stucco, stone, rock, or vinyl siding. Vinyl siding shall not be a permitted exterior building material for multiple-family dwellings.
2. Vinyl siding shall not be permitted on the front elevation of a main building.
3. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
4. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.

Commercial Zones (C-1 & C-2)

Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding.
2. Vinyl siding shall not be permitted on the front elevation of a main building.
3. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
4. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.



Public Facilities Zone (P-F)

Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding.
2. Vinyl siding shall not be permitted on the front elevation of a main building.
3. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
4. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.

Manufacturing Zone (M-1)

Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding. Exposed tilt-up finished concrete and metal may also be used as a primary material on buildings located in the M-1 manufacturing zone, provided there is incorporation of and significant variation in materials along the base and near the entrances of the building.
2. Vinyl siding shall not be permitted on the front elevation of a main building.
3. Accessory buildings shall be built with a finished, all weather exterior material.
4. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.

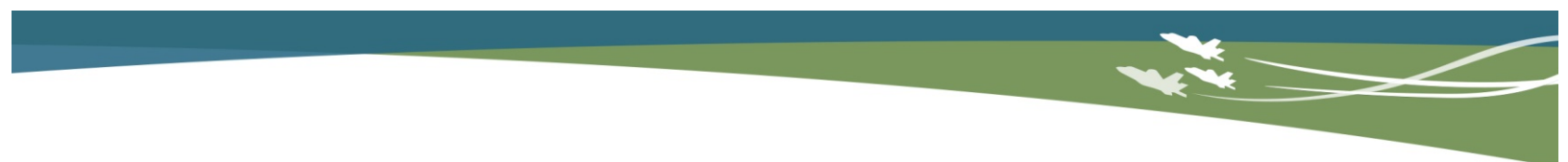
BROADER BUILDING MATERIALS BY ZONE

Commercial Residential (C-R), Downtown Redevelopment (D-R), Buffer Zone (B-1)

G. Design Standards: All new site development or construction in the C-R commercial residential zone shall incorporate the appropriate design standards described in [chapter 18](#) of this title. (Ord. 2009-38, 11-24-2009)

G. Design Standards: All new site development or construction in the D-R downtown redevelopment zone shall incorporate the appropriate design standards described in [chapter 18](#) of this title. (Ord. 2010-11, 6-22-2010)

G. Design Standards: All new site development or construction in the B-1 buffer zone shall incorporate the appropriate design standards described in [chapter 18](#) of this title.



Mixed-Use Zone (MU)

All design elements of a project in the Mixed-Use Zone are based upon the approval of a Master Development Plan.

BUILDING DESIGN STANDARDS – CHAPTER 18

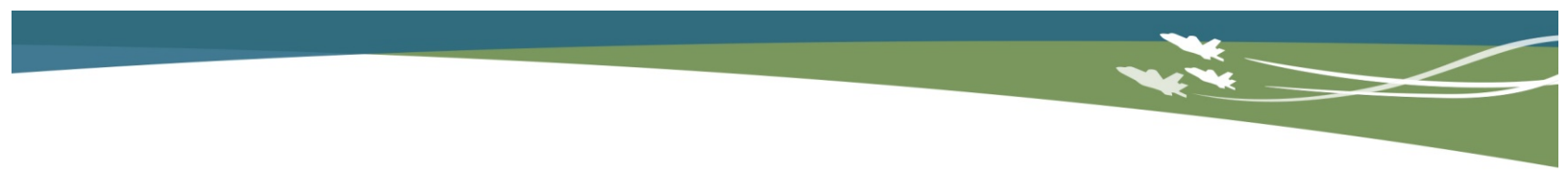
Chapter 18 “Design Standards” provides development standards that are applicable to all new development within Clearfield City. The building design standards section of that chapter have been provided for review below.

A. Context: All building designs shall consider surrounding or nearby buildings and developments and implement design solutions which are sensitive to those nearby buildings and developments. The review of this requirement shall be based on the following:

1. The buildings contribute positively to the overall character of the city and the neighborhood in which it is located;
2. The buildings reflect the character of surrounding development through the use of similar positive and desirable features;
3. The buildings demonstrate imaginative design; and
4. Where proposed building designs closely copy or mirror surrounding development, the buildings vary colors, materials, or architectural elements.

B. Entrances: All building entrances shall be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance shall have a special emphasis when compared to the other portions of the building. This shall be accomplished through the use of at least three (3) of the following near entrances:

1. A prominent architectural feature that is unique to the overall building design;
2. Complementary yet differing building materials or colors;
3. Increased use of windows or glass;
4. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or



5. Increased landscaping.

C. Facade Articulation: Buildings designed with completely flat facades and monotone color schemes shall not be permitted. All buildings shall demonstrate articulation of all facades.

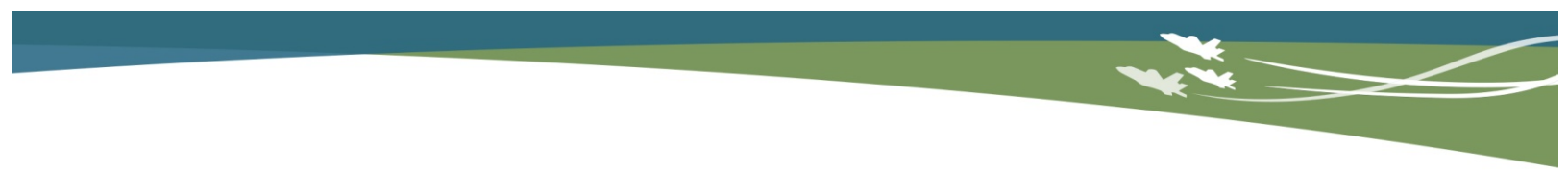
1. Horizontal or vertical facade variations shall occur at least every thirty feet (30') or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades one hundred feet (100') or greater. This shall be accomplished by using methods such as:

- a. Variation in the surface plane that may include pop outs, bays, and recesses;
- b. Variation in the surface pattern such as arches, banding, and paneling; or
- c. Distinguished treatment of windows, doors, and eaves that may include molding or framing.

2. Buildings with facades one hundred feet (100') or greater in total length shall have at least one significant facade variation from the primary wall plane whose depth is at least five percent (5%) of the total facade length and whose width is at least twenty percent (20%) of the total facade length. There shall be no uninterrupted facades one hundred feet (100') or greater in length.

D. Height and Roofline: All buildings shall demonstrate an appropriate roof height that is compatible with the building's location, and vary rooflines in order to add architectural interest and avoid the appearance or sense of monotonous roofline expanses. All buildings shall:

- 1. Demonstrate appropriate roof height for the location based on zoning regulations and the height of buildings within the immediate area;
- 2. Provide roofline and parapet variations where there are long, continuous, and undisturbed rooflines fifty feet (50') or greater;
- 3. Use similar materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline or main building so that the building appears cohesive from all views; and
- 4. Provide for screening of mechanical equipment and systems that need to be mounted on the roof. Any minimal portion of these pieces of equipment that may not be fully shielded shall be painted a color which is compatible with the roofing or parapet materials.



E. Massing: Buildings shall have a composition which clearly relates to surrounding buildings, as well as to the overall scale of the built environment in nearby residential or commercial neighborhoods. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planed roof and awning designs should be used to mitigate the impact that may occur on surrounding development and the overall landscape.

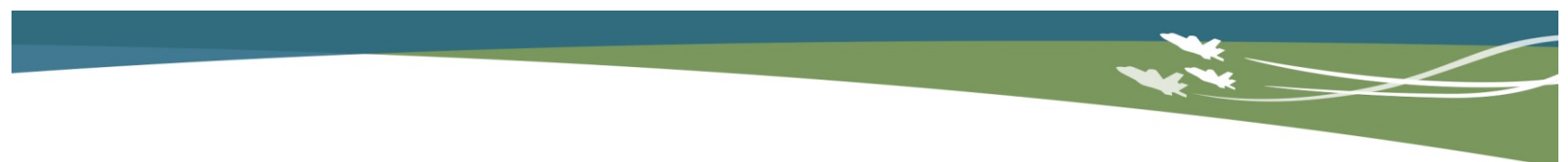
F. Materials: High quality, long lasting materials shall be required for all buildings in order to contribute to the aesthetics of the community over the long term. Permanence in design and construction will add to the overall value and sustainability of the community.

1. A minimum of three (3) colors per elevation shall be required.
2. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.
3. All projects shall submit a sample board containing actual samples of all exterior surface materials, including roofing materials, in all the colors that will be used. No photos shall be permitted.

G. Pedestrian Considerations: All buildings shall consider pedestrians as an integral part of the design. Additionally, buildings that contain more than one story or that are taller than twenty feet (20') in height shall provide a clearly articulated and more detailed base that relates to pedestrians.

H. Windows: The majority of windows shall relate to the scale of the person.

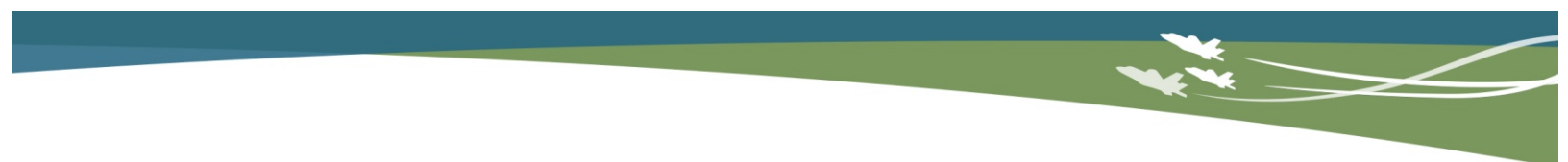
1. Windows should be at eye level when possible and provide for transparency into the building.
2. Where buildings are adjacent to pedestrian walkways, transparent windows shall be used to relate the scale of the building and the building's interior to pedestrians. Where transparent windows may not be desirable, tinted windows, false windows, or glass block shall be used.
3. Window awnings are an effective way to add detail and variation to a building, emphasize pedestrian scale windows, and create an exciting and inviting environment. When placing awnings:

- 
- a. Quality materials shall be used which are durable and are able to withstand extremes in the weather;
 - b. Colors should be complementary to the color of the building on which the awning is located; and
 - c. Styles should be compatible with the architectural features and overall architecture of the building on which the awning is located.

I. Architectural Details: Surface details, ornaments, and other building elements that enrich the character of a building shall be provided. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged:

- 1. Stonework;
- 2. Exposed beams and columns;
- 3. Cornices, moldings, bands, pop outs, decorative vents, cast or sculpted features;
- 4. Covered walkways, breezeways, bays, and balconies;
- 5. Courtyards and patios;
- 6. Wide roof overhangs; and
- 7. Accessories such as art features, benches, pots, lamps, artwork, and sculptures.

J. Building Additions: All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building. (Ord. 2010-04, 1-26-2010)



STAFF CONCLUSION / RECOMMENDATION

Based upon a review of the materials that are allowed currently in the code and have been allowed with other developments throughout Clearfield City, staff concludes that these materials are not an extensive list of the only materials that can be used for new developments. Rather, these materials shall be used, but other materials may also be used.

Staff recommends the following:

1. This list of materials in the code not be the only approved materials.
2. The term vinyl siding be removed so as to allow a larger variety of siding.
3. Vinyl siding continue to be limited to the sides of buildings and not allowed for multi-family buildings.
4. Vinyl siding be prohibited for the commercial zones (C-1 & C-2).

LIST OF ATTACHMENTS

1. Siding Examples

FIBER CEMENT SIDING

Shapes



Perfection Shingles



Random Square
Straight Edge



Random Square
Staggered Edge



Half-Rounds



Octagons

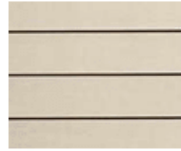


Individual Shakes

Lap Siding



Cedar Lap Siding



Smooth Lap Siding



Smooth Beaded
Lap Siding



Textured Beaded
Lap Siding



Textured Dutchlap
Siding

Vertical Siding



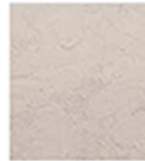
Cedar No Groove



Cedar 8" Groove



Smooth



Stucco



WOOD LAP SIDING



METAL PANALING





VINYL SIDING





STAFF REPORT

TO: Clearfield City Planning Commission
FROM: Brad McIlrath, Senior Planner
MEETING DATE: Wednesday, June 19, 2019
SUBJECT: Discussion on Accessory Building Materials – Section 11-13-38

DESCRIPTION / BACKGROUND

In 2017 Clearfield City adopted amendments to development standards for accessory buildings. The major changes included the size and location of accessory structures based on property size. One standard that has remained consistent prior to the amendments is the requirement that accessory buildings and structures are required to match the materials of the main or principal building. In Section 38 of the Supplementary Regulations chapter, the standard reads as follows:

E. Accessory buildings and structures shall be built with a finished, all weather exterior material and shall be finished to match the exterior of the principal building. (Emphasis added)

This section of code also clarifies that accessory buildings or structures 120 square feet or less do not need to meet design standards; therefore, they are not required to match the principal building (i.e. small sheds would be exempt).

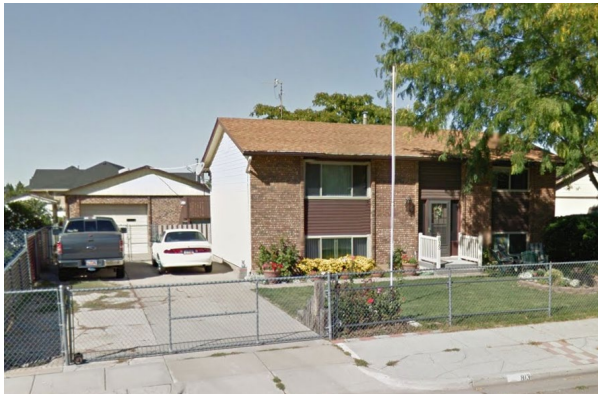
Additional Standards by Zone

In all of the single family zoning districts, “Detached garages and carports shall be finished to match the exterior of the main building.” In the multi-family and commercial zones (R-2, R-3, C-1, & C-2), “Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.”

Based upon a need to provide clear guidance to residents and property owners in the City, staff is seeking clarification from the Planning Commission regarding these standards. Additionally, if additional language or standards are needed to provide a more clear direction for the community, the Planning Commission is encouraged to provide direction to staff about what types of changes are necessary to provide that clarity.

EXACT MATCH

The following examples are of detached garages or accessory structures in Clearfield City that match the house very closely if not identically. This provides the most uniform look, but can be costly and may be difficult for many residents to afford.





MATCH WITH COLOR

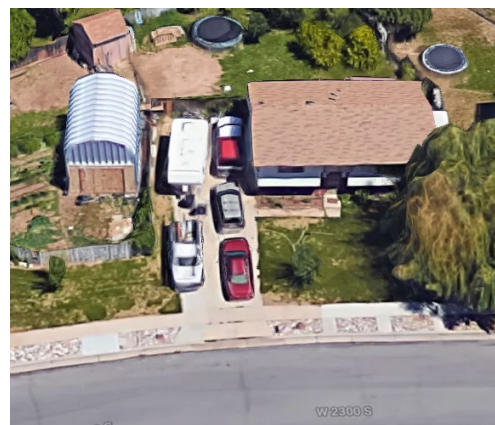
The following examples are of detached garages or accessory structures in Clearfield City that match the principal building with color, but not with material. There is a clear difference between the principal and accessory buildings and not as much uniformity in design. This can be more affordable to residents in Clearfield and may be appropriate based upon the desire to provide this type of use for properties in the City.





INCONSISTENCY WITH PRINCIPAL BUILDING

The following examples are of detached garages or accessory structures in Clearfield City that do not match the principal building in any way. Based upon adopted standards this is something that the City is trying to avoid and discourage throughout all areas of the City.





METAL GARAGES & CARPORTS

Many residents inquire about the use of metal carports or garages on their property as an accessory structure. Most residents that inquire about the use of these buildings are willing to paint them to match the principal building. Staff is seeking Planning Commission feedback on whether these types of structures could be allowed in the City if they match the paint color of the principal building or if they should be allowed in any way.





STAFF FINDINGS & RECOMMENDATION

Staff has identified that the majority of accessory structures in Clearfield are built with permanent materials and appear to include foundations. The majority of detached garages and large accessory buildings are located on properties with smaller homes that were not built with an attached garage and match the exact materials that are used on the principal building. Accessory structures that are not constructed of the exact same materials but are painted in matching color are less common, and appear more on agriculturally zoned properties that do not include these design standards. The same goes for metal garages and carports being found mostly on agriculturally zoned properties.

Based upon this analysis, Staff recommends that clarity be provided regarding the term “match” and whether it should be an exact match, or match in color design.