

Clearfield City Council Policy Session

September 24, 2019



- 
- CALL TO ORDER – Mayor Mark Shepherd
 - OPENING CEREMONY – Councilmember Thompson
 - APPROVAL OF MINUTES:
 - August 27, 2019 – Work Session
 - September 3, 2019 – Work Session
 - September 10, 2019 – Policy Session



Kelland Davis

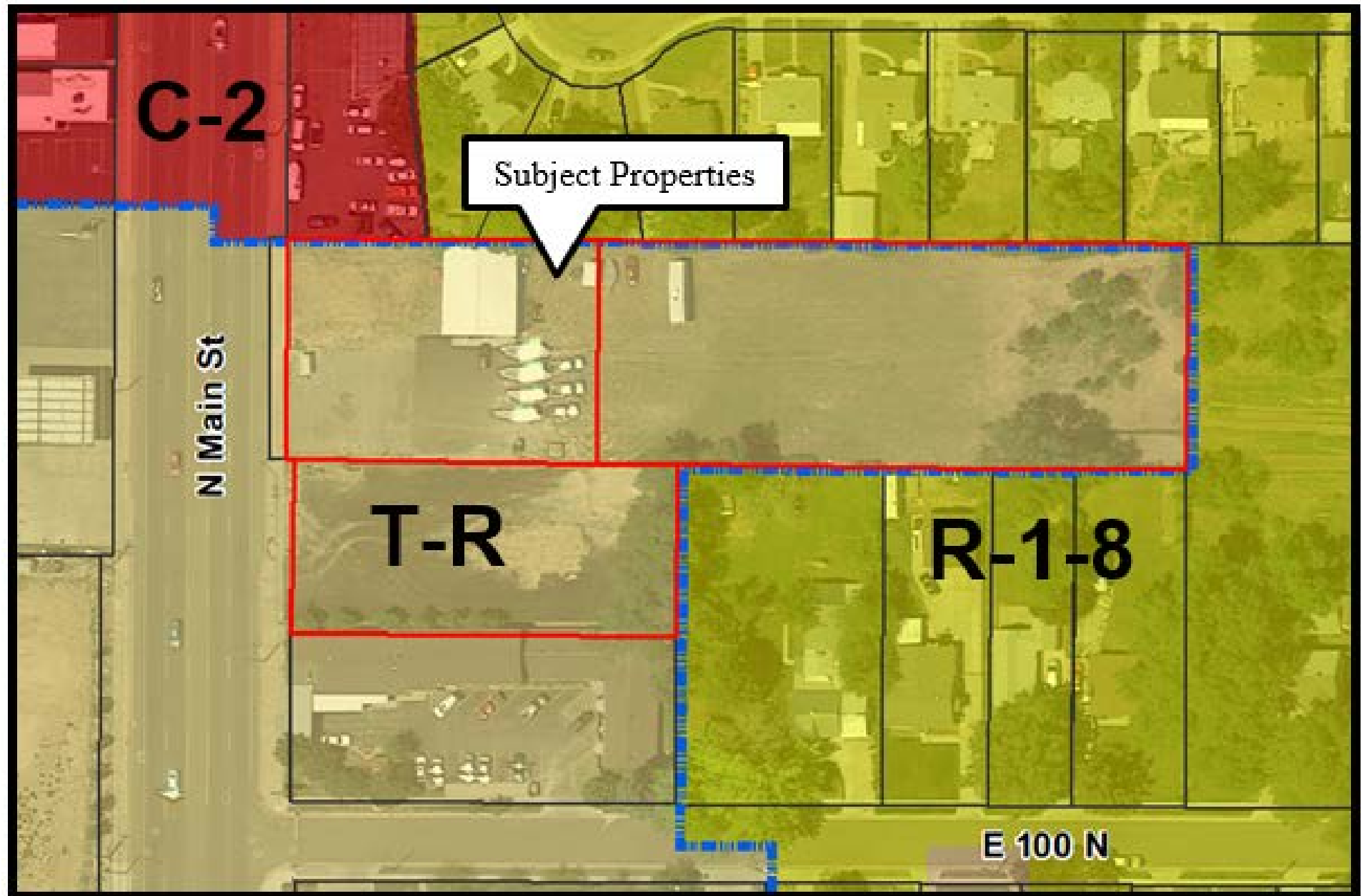
*Presentation recognizing his efforts as an
outstanding teacher.*



OPEN COMMENT PERIOD

MAY FLY RISE TOWNHOMES
Final Subdivision Plat, FSP 1906-0003

Aerial Image & Zoning





Background Information

- Site Plan and Preliminary Subdivision Plat approval granted by Planning Commission on July 10, 2019.
- Conditions to provide open space percentage required by Form-Based Code.
- Reduction from 50 townhomes to 49 townhomes.
- Conditions include compliance to all current zoning regulations and engineering requirements.

Point of Beginning East

East 46.40'

North 125.13'

West 5.00'

North 94.30'

West 214.70'

South 125.00'

South 94.00'

AS-SURVEYED DESCRIPTION

Merchap LLC
12-001-0003

Robert L. Timotson
12-001-0004

Jeremy Eierwolf et al
12-001-0005

Carla S. Swallow
12-001-0116

Mary Y. Wilcox TR
12-001-0006

12-001-0003

12-001-0004

12-001-0005

12-001-0116

12-001-0006

12-001-0118

Mary Y. Wilcox TR

AS-SURVEYED DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 4 North, Range 2 East, Davis County, Utah.

Mary Y. Wilcox TR
12-001-0118

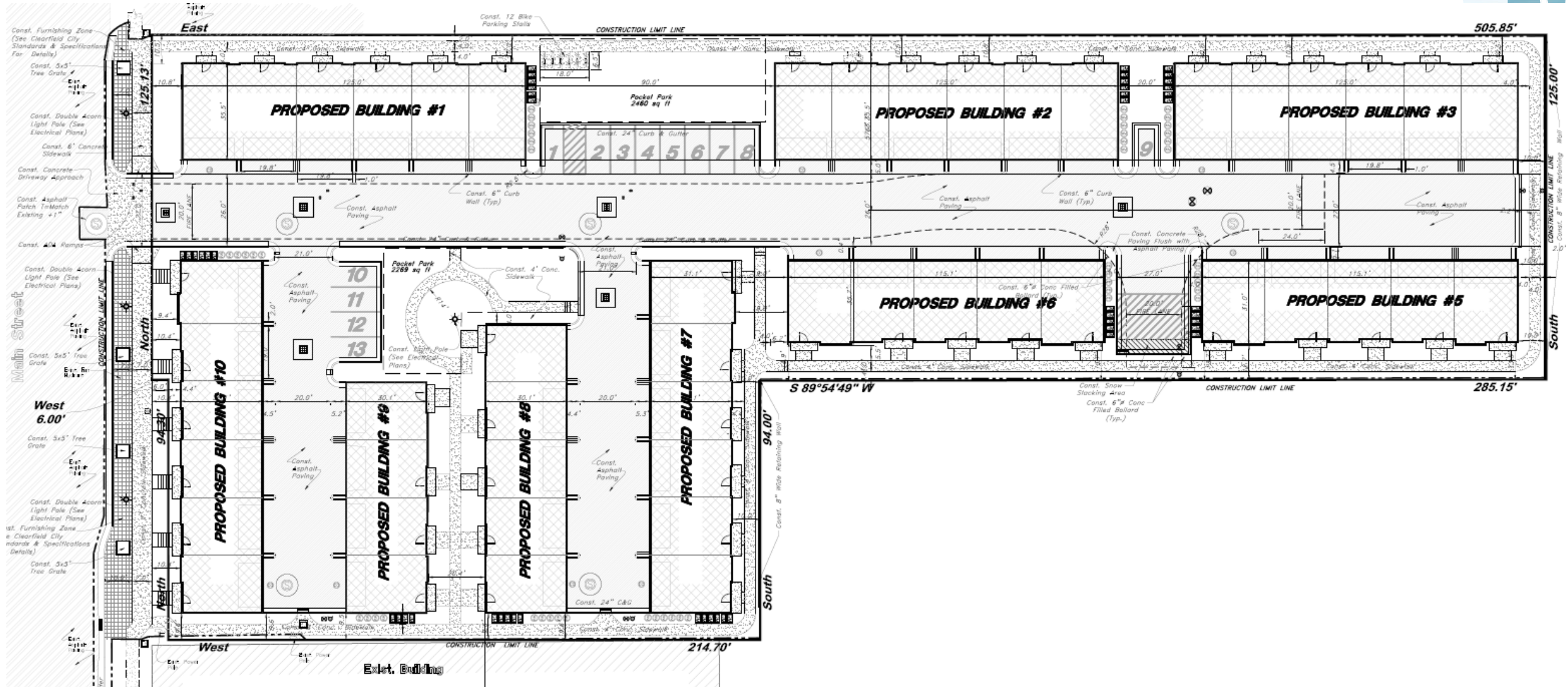
*A part of the Northwest Quarter of Section 1, Township 4 North, Range 2
City, Davis County, Utah:*

Beginning at the Southwest Corner of Lot 104, Lakeview Subdivision Amend
Clearfield City, Davis County, Utah, said Point being on the Easterly Right-of-W

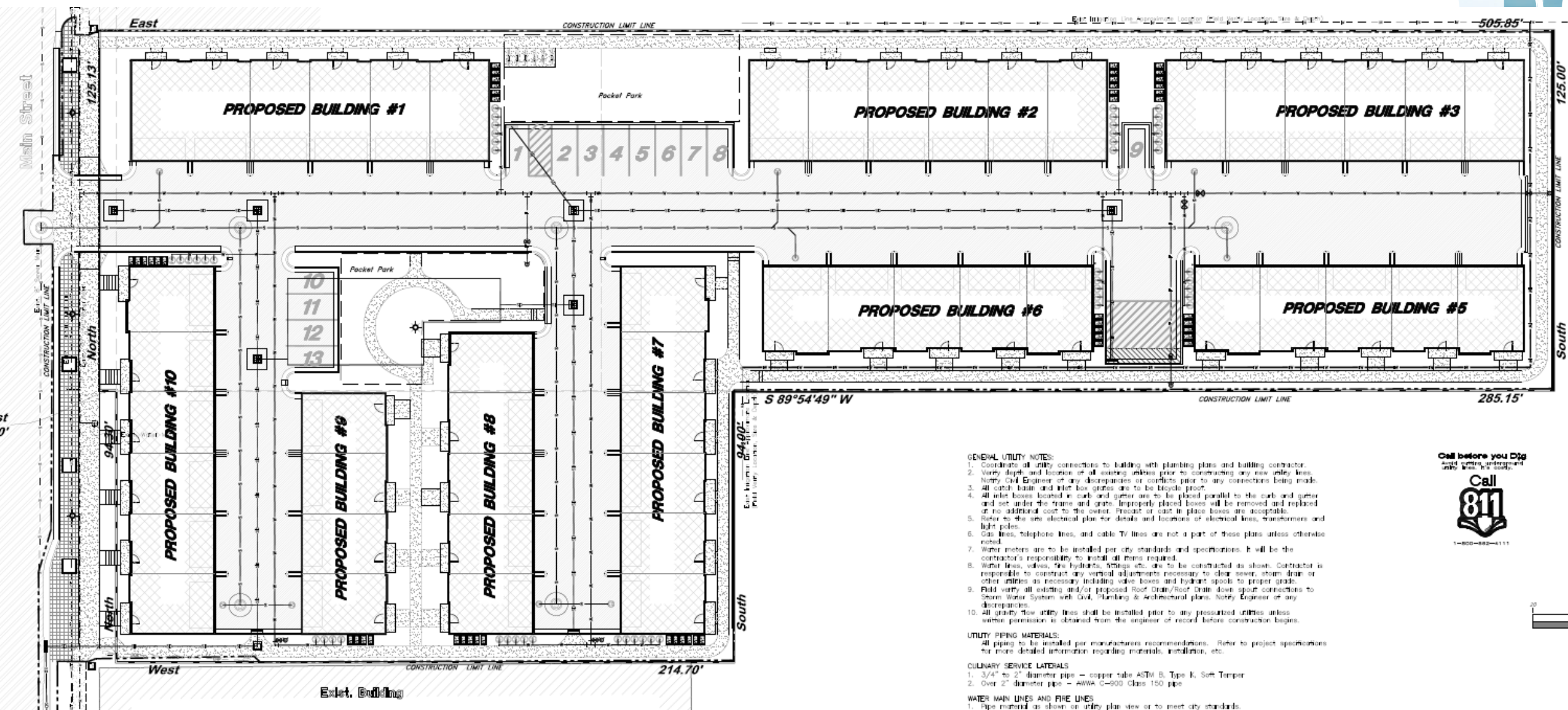
Main Street
(Paved Public Street)



Site Plan



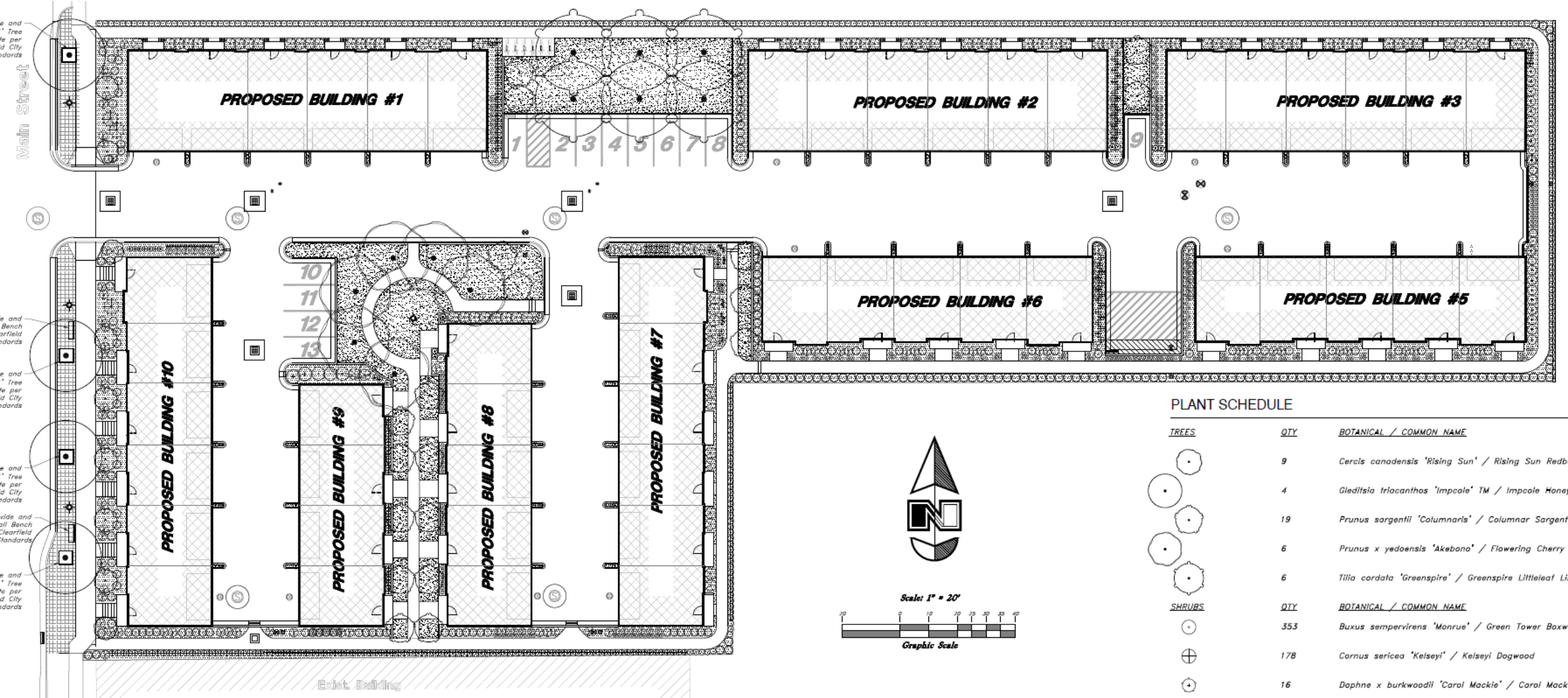
Utility Plan



- GENERAL UTILITY NOTES:**
1. Coordinate all utility connections to building with plumbing plans and building contractor.
 2. Vary depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 3. All catch basin and inlet box grates are to be bicycle proof.
 4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 8. Water lines, valves, fire hydrants, fittings, etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
- UTILITY PIPING MATERIALS:**
- All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- CULINARY SERVICE LATERALS:**
1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe
- WATER MAIN LINES AND FIRE LINES:**
1. Pipe material as shown on utility plan view or to meet city standards.



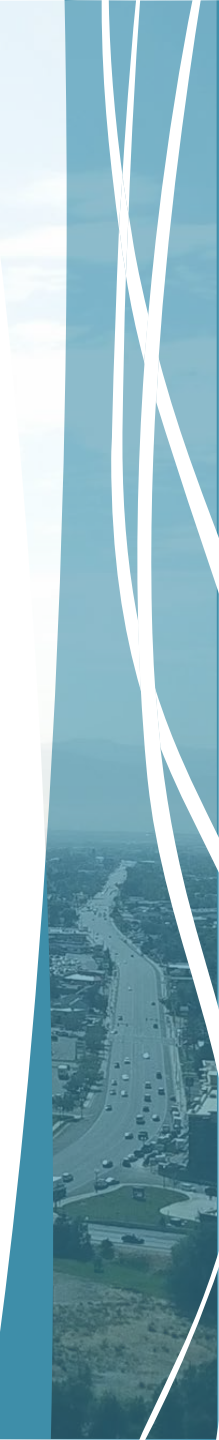
Landscape Plan



Site Renderings





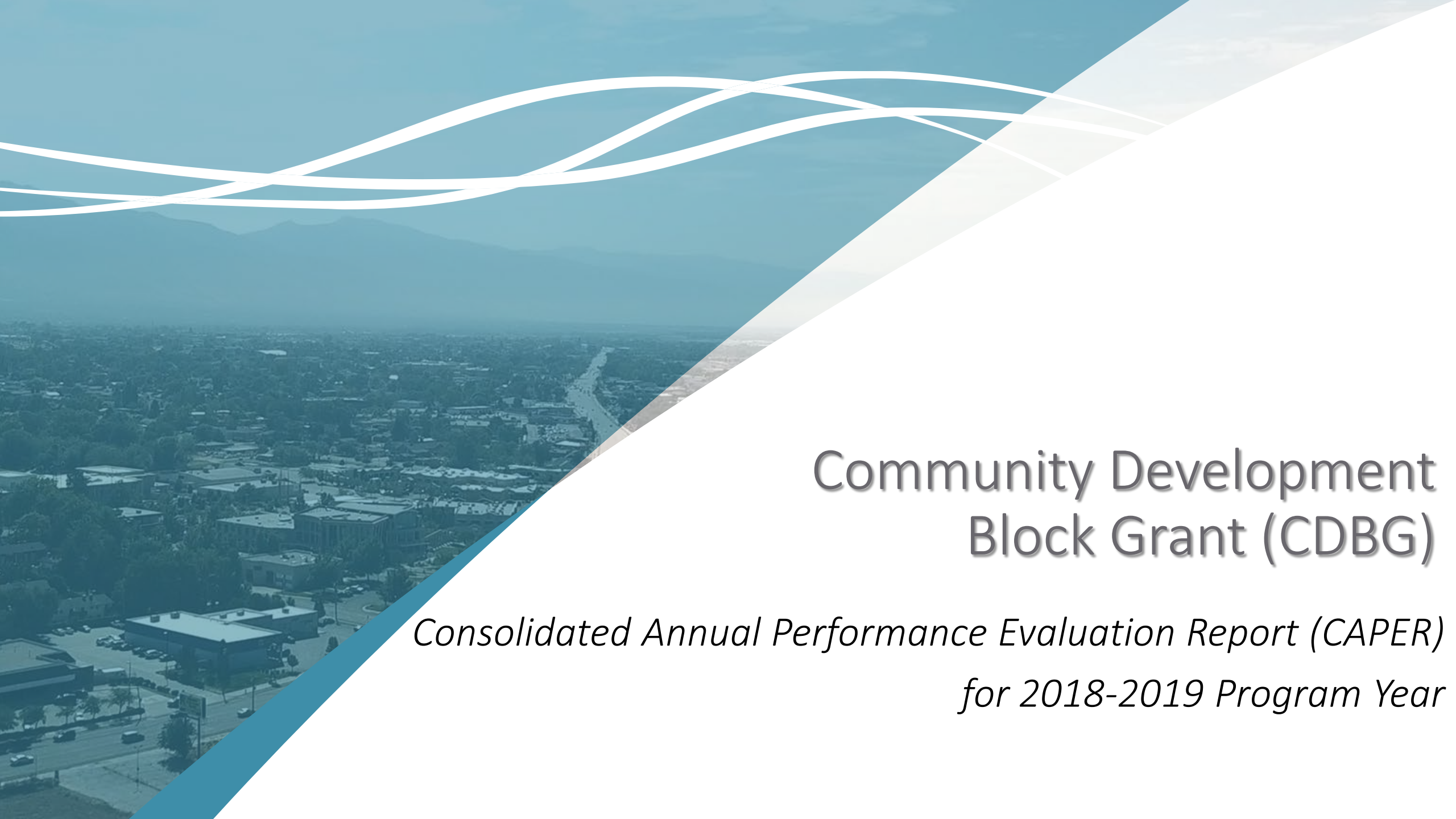




Staff Recommendation – Final Subdivision Plat

On September 4th, 2019 the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 1908-0001 as conditioned**, a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision for the properties located at 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.
- 2) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in this report.
- 3) The power lines and utilities shall be placed underground to allow for the location of street lights and street trees along the property frontage and within the furnishing zone.
- 4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
- 5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.



Community Development Block Grant (CDBG)

*Consolidated Annual Performance Evaluation Report (CAPER)
for 2018-2019 Program Year*



COMMUNICATION ITEMS

- o *Mayor's Report*
- o *City Council's Report*
- o *City Manager's Report*
- o *Staff Reports*