



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, October 16th, 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.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: None

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **PSP 1909-0001**, a preliminary subdivision plat request by Marvin Murri to consolidate three existing parcels into one in order to accommodate a two-building residential multi-family development. Location: 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Spencer W. Brimley (**Administrative Matter**).
2. Discussion and Possible Action on **FSP 1909-0001**, a final subdivision plat request by Marvin Murri to consolidate three existing parcels into one in order to accommodate a two-building residential multi-family development. Location: 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Spencer W. Brimley (**Administrative Matter**).
3. Discussion and Possible Action on **CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property. Location: Approximately 1050 South 1000 West (TIN: 12-931-0001). **Parcel Area:** 17.61 Acres. **Zone:** M-1 (Manufacturing). **Planner:** Spencer W. Brimley (**Administrative Action**).

DISCUSSION ITEMS

4. Planning Commissioners' Minute
5. Staff Communications

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

Dated this 10th day of October, 2019

/s/Spencer W. Brimley, 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 ITEMS #1 & #2

TO: Clearfield City Planning Commission

FROM: Spencer W. Brimley, Community Development Director
Spencer.Brimley@Clearfieldcity.org
(801) 525-2785

MEETING DATE: Wednesday, October 16, 2019

SUBJECT: Discussion and Possible Action on **PSP 1909-0001**, a preliminary subdivision plat request Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development. **Location:** 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Matter**).

Discussion and Possible Action on **FSP 1909-0001**, a final subdivision plat request by Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development. **Location:** 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). **Aggregate Parcel Area:** 2.6 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Matter**).

RECOMMENDATIONS

Move to **approve** the preliminary subdivision plat **PSP 1909-0001**, a request Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development at the subject property located at, 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). This recommendation is based on the discussion and findings in the Staff Report.

Move to forward a **recommendation of approval of FSP 1909-0001**, to the Clearfield City Council for the final subdivision plat, a request by Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development at the subject property located at, 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196).). This recommendation is based on the discussion and findings in the Staff Report.

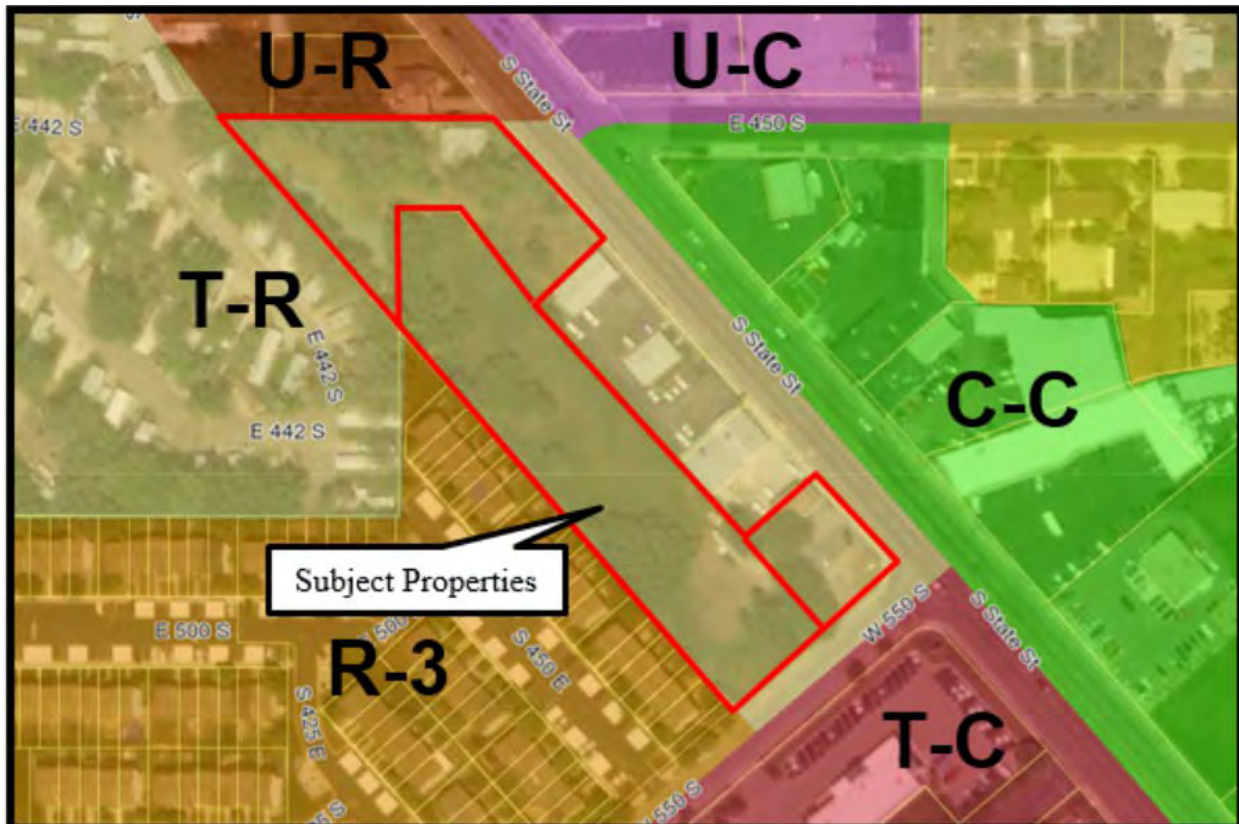
PROJECT SUMMARY

Project Information	
Project Name	City Plaza Subdivision (Lot Consolidation)
Site Location	452 & 530 South State Street
Tax ID Number	12-003-0174, 12-003-0194, & 12-003-0196

Applicant	Marvin Murri
Owner	Bruce B. Stephenson
Proposed Actions	Site Plan Review Approval
Current Zoning	T-R (Town Residential)
Site Area	2.6 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Demolished Mobile Home Park	U-R (Urban Residential) & T-R(Town Residential)	Mixed Use
East	Commercial Retail	C-C (Commercial Corridor)	Mixed Use
South	Commercial Retail	T-C (Town Commerce)	Mixed Use
West	Townhomes	R-3 (Residential)	Mixed Use

Aerial Image & Zoning Map



BACKGROUND

The applicant is proposing to construct a 106 unit residential multi-family development, in two buildings, at the subject properties. Buildings cannot be constructed across existing parcel lines, which requires the

developer to consolidate any and all parcels into a single parcel for prior to development. As shown in the aerial image above, the project is located off of State Street and 550 South in the T-R (Town Residential) Zone within the downtown Form-Based Code (“FBC”) area. The two new buildings will have an overall height of four (4) stories with parking located to the rear to allow each building to address the street frontages as required by the FBC.

As a project in the FBC, specific building type standards are reviewed along with the landscaping and streetscape design for compliance with the FBC. The review and approval of the standards occurred previously. This request will only deal with the consolidation of parcels and whether or not there is compliance with adopted standards to do so. As an overview, the applicant has worked with staff and is proposing buildings that appropriately address the FBC with high quality design and materials that will contribute to overall desire for the State Street corridor and the overarching community.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW

The City Engineer and Public Works staff were provided with the proposed plat for review of technical items. The City Engineer has reviewed the plat for compliance and has provided approval of the proposed consolidation. Staff has included the approval letter from the City Engineer in the packet, which is attached to this report.

If recommended for approval by the Planning Commission, the final subdivision plat will be reviewed by the City Council on Tuesday, November 12, 2019.

Public Comment

No public comment has been received to date regarding this project.

CONDITIONS OF APPROVAL - PRELIMINARY SUBDIVISION PLAT, PSP 1905-0006

- 1) As needed, the plat shall be revised to meet requirements of the Clearfield City Engineer prior to approval by the City and recording at the Davis County Recorder’s office.
- 2) 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, sidewalk, landscaping park strip improvements, driveways, etc.
- 3) Future development or redevelopment of these properties shall comply with the development standards outlined for the TR Zone as outlined and described in the Clearfield City Downtown Form Based Code.

CONDITIONS OF APPROVAL - FINAL SUBDIVISION PLAT, FSP 1905-0006

- 1) The plat shall be revised to meet requirements of the Clearfield City Engineer prior to approval by the City and recording at the Davis County Recorder’s office.
- 2) 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, sidewalk, landscaping park strip improvements, driveways, etc.
- 3) Future development or redevelopment of these properties shall comply with the development standards outlined for the TR Zone as outlined and described in the Clearfield City Downtown Form Based Code.
- 4) All improvement drawings required by the City Engineer shall be provided for review prior to any remodeling/redesigning of the site.

- 5) The applicant shall obtain North Davis Fire District approval for the project and comply with the requirements of the Deputy Fire Marshal. Final approval shall be provided to Clearfield City prior to the issuance of any permit.
- 6) An escrow agreement shall be established for improvements outlined in City Code § 12-4-6 and will be subject to approval by the City Engineer and City Attorney. The escrow account shall be established and executed prior to any permits being issued for the properties or the plat being recorded.

ATTACHMENTS

1. Site Plan (existing configuration)
2. Subdivision Plat
3. Engineering Review Letter dated 27 November 2018

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4531.589'

LOCAL BENCHMARK

EXISTING SDMH RIM IN 550 SOUTH STREET AT
THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

The plan shows a large rectangular area bounded by State Street (SR-126) to the north, 550 South Street to the east, and Clearfield City streets to the south and west. The area contains several existing buildings, some of which are marked for removal. Key features include:

- Buildings:** Several buildings are shown, with some marked "EXIST BUILDING TO REMAIN" and others "REMOVE EXIST BUILDING".
- Utilities:** Various utility lines are shown, including 8" PVC-SAN SWR TBR, 12" RCP-SD TBR, and 8" SSMH TBR #SS-5 RIM=4479.25.
- Fences:** Several fences are shown, with some marked "EXISTING FENCE TO REMAIN" and others "REMOVE EXISTING FENCE".
- Other Features:** A dirt road, a storm drain to be abandoned, and a sanitary sewer to remain are also shown.

The plan includes a north arrow and a horizontal graphic scale (1 inch = 30 feet).

GENERAL NOTES

1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

3.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

4.

ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.

5.

SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.

6.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARY MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARY MURRI
PHONE: 801-477-4679

CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER

REGISTERED

NO. 934838

9-3-19

STATE OF UTAH

THOMAS JAMES SWANER

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

FOR APPROVAL

DEMOLITION PLAN

PROJECT NUMBER
8773

PRINT DATE
9/3/19

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-100

811

Know what's below.
Call before you dig.

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ELEVATION = 4531.589'

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EXISTING SDMH RIM IN 550 SOUTH STREET AT
THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.

6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES.

9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

EN SIGN

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FOR:
MARY MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARY MURRI
PHONE: 801-477-4679

CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 934838
9-3-19
STATE OF UTAH
TIMOTHY JAMES SWINER

NO. DATE REVISION BY
1
2
3 FOR APPROVAL
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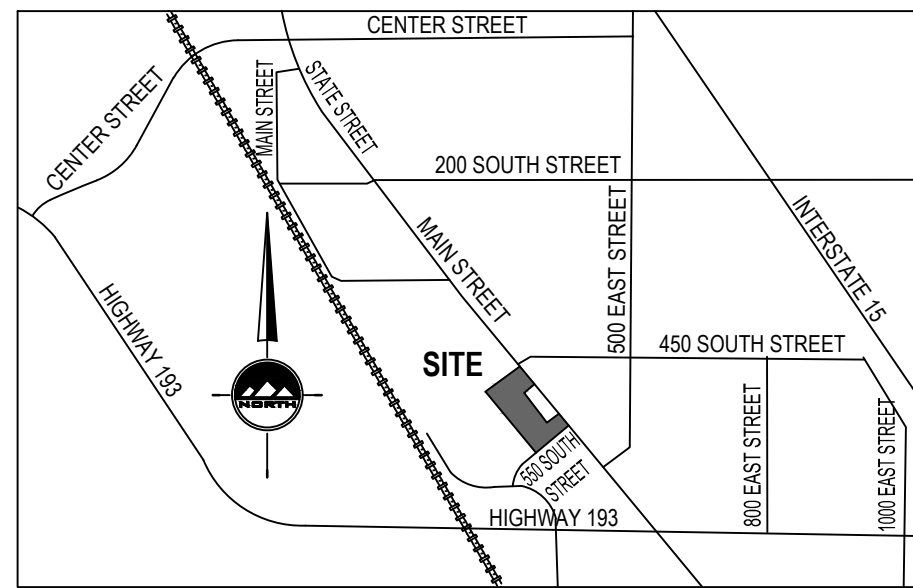
OVERALL
GRADING PLAN

PROJECT NUMBER 8773 PRINT DATE 9/3/19
DRAWN BY J.MOSS CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300

CITY PLAZA APARTMENTS

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH



VICINITY MAP

NO SCALE
CLEARFIELD, DAVIS COUNTY, UT

GENERAL NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CITY PLAZA APARTMENTS, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the west line of State Street, (State Road No. 126) and the north line of 550 South Street as platted on the Newcastle Greene Townhomes P.U.D. Phase 1, said point being North 89°48'25" West 487.54 feet along the section line and North 856.78 feet from the South Quarter Corner of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 49°28'19" West 206.55 feet along the north line of 550 South Street to an interior corner of the Newcastle Greene Townhomes P.U.D. Phase 1;

Thence North 41°48'41" West 506.40 feet along the easterly line to the Northerly most point on the boundary of the Newcastle Greene Townhomes P.U.D. Phase 1;

Thence North 0°51'29" East 11.79 feet to a fence line;

Thence North 41°47'54" West 269.21 feet along a fence line to the north line of the South One-Half of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

Thence South 89°46'58" East 267.16 feet along the north line of the South One-Half of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the westerly line of State Street, (State Road No. 126);

Thence South 41°48'41" East 165.09 feet along the westerly line of State Street, (State Road No. 126) to a fence line, being described in a Boundary Line Agreement;

Thence South 48°11'19" West 83.00 feet along a fence line, and beyond being described in a Boundary Line Agreement;

Thence South 41°48'41" East 315.12 feet to the extension of the south line of a retaining wall described in a Boundary Line Agreement;

Thence North 48°02'44" East 35.71 feet to and along the south line to the Southeast Corner of a retaining wall described in a Boundary Line Agreement;

Thence North 48°11'19" East 47.32 feet along a line described in a Boundary Line Agreement to the westerly line of State Street, (State Road No. 126);

Thence South 41°48'41" East 131.17 feet along the westerly line of State Street, (State Road No. 126) to the point of beginning.

Contains 116,419 square feet, 2.673 acres.

Date: September 13, 2019

Keith R. Russell
License no. 16438

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

CITY PLAZA APARTMENTS

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

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

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

CITY PLAZA APARTMENTS

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.863.3590
CEDAR CITY
Phone: 435.385.1453
RICHLAND
Phone: 435.590.0787
COLORADO SPRINGS
Phone: 719.450.0119

CITY ATTORNEY'S APPROVAL

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

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 8773

MANAGER : M.HERBST

DRAWN BY : A.SHELBY

CHECKED BY : M.HERBST

DATE : 9/13/19

24 September 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath
Proj: **City Plaza Apartments**
Subj: Plat & Improvement Drawings - Review #3 – Recommendation for Approval

Dear Brad,

I have completed my review of the recently re-submitted Plat and Improvement Drawings and find the drawings in compliance with the “Public Works Standards of Clearfield City”.

I herewith recommend approval of the Plat and the Improvement Drawings and the calculations as submitted.

The Developer should now submit the “Engineer’s Cost Estimate” for the public improvements which need to be constructed.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Adam Favero, Public Works Director
Brad Wheeler, Street Superintendent



Planning Commission

STAFF REPORT

AGENDA ITEM
#3

TO: Clearfield City Planning Commission

FROM: Spencer W. Brimley, Community Development Director
Spencer.Brimley@Clearfieldcity.org
(801) 525-2785

MEETING DATE: Wednesday, October 16th, 2019

SUBJECT: Discussion and Possible Action on **CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property. **Location:** Approximately 1050 South 1000 West (TIN: 12-931-0001). **Parcel Area:** 17.61 Acres. **Zone:** M-1 (Manufacturing). **Planner:** Spencer W. Brimley (**Administrative Action**).

RECOMMENDATION

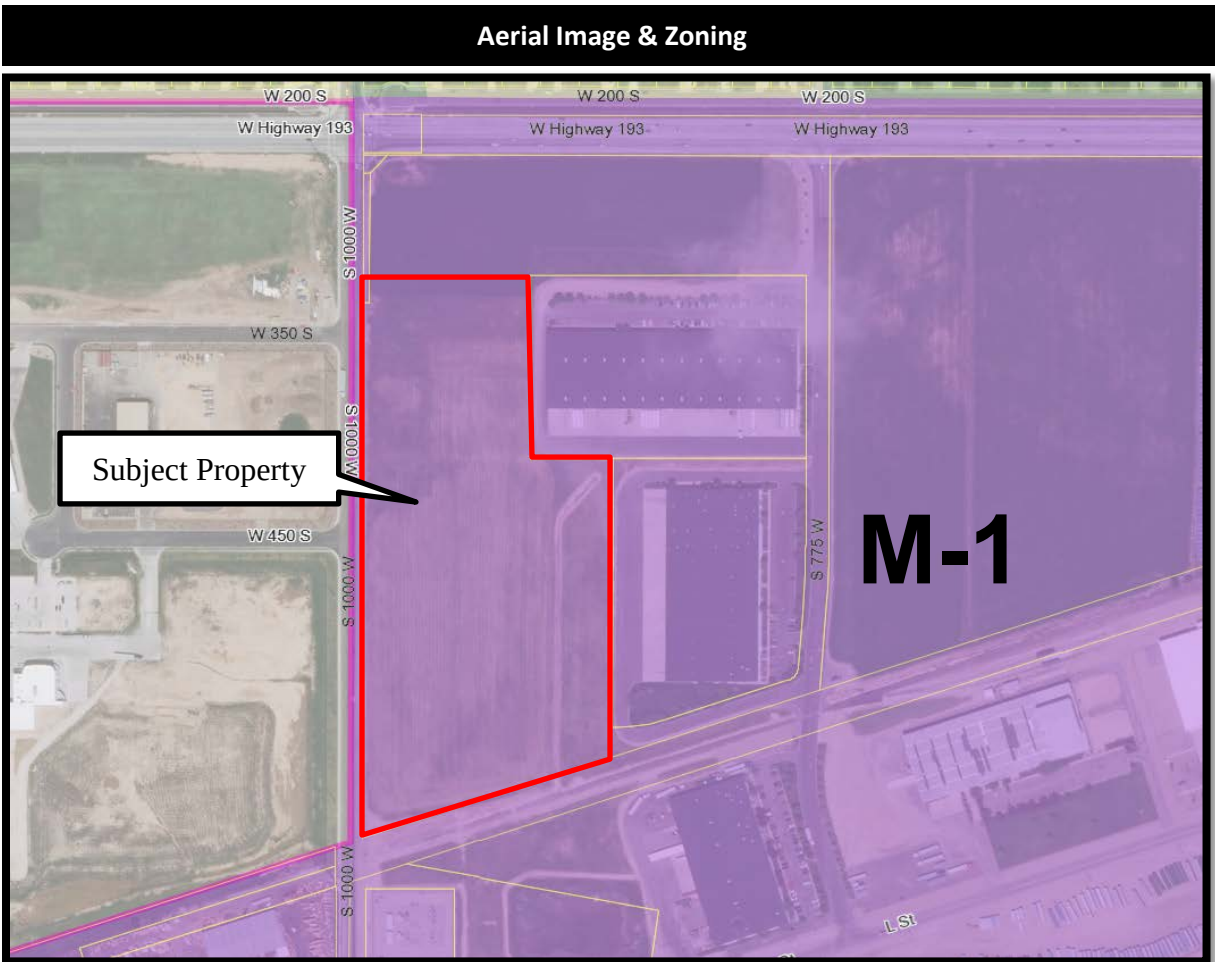
Staff recommends that the Planning Commission **approve as conditioned, CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property. Location: Approximately 1050 South 1000 West (TIN: 12-931-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Utility Trailer CUP Amendment (Landscaping)
Site Location	1050 South 1000 West
Tax ID Number	12-931-0001
Applicant	Betty Parker, Freeport Center Associates
Owner	Robert P. O'Block, Freeport Center Associates
Proposed Actions	Conditional Use Permit Amended
Current Zoning	M-1 (Manufacturing)
Gross Site	17.61 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Vacant Land	M-1 (Manufacturing)	Business Park
East	Manufacturing	M-1 (Manufacturing)	Business Park
South	Manufacturing	M-1 (Manufacturing)	Manufacturing

West	Manufacturing	n/a (Syracuse City)	n/a (Syracuse City)
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BACKGROUND

Utility Trailer requested and was approved for the relocation of a trailer storage area to the location identified in the image above. This relocation request was approved by the Planning Commission at their July 10, 2019 meeting. The approval outlined the proper requirements and governing restrictions to insure the project is developed in accordance with Clearfield City Code. This new storage location will be located adjacent to the existing Utility Trailer facility and will include the improvements along the east side of 1000 West. This will include a six foot fence planned for the berm in order to support the required buffer and screening for the area along 1000 West.

Approved and required landscaping

The M-1 Zone requires that a minimum of ten percent (10%) of the lot or parcel be developed as landscaped open space. With a total parcel area of 17.61 acres or 767,091.6 square feet, the applicant is required to provide 76,709.16 square feet as landscaped open space. Based upon sheet LP1.1 of the plan

set, a total of 19,338 square feet of landscaping is was originally proposed for the project. Following the meeting with the Planning Commission an additional 57,371.16 square feet of landscaping was required and approved to bring the project into compliance with the ten percent (10%) requirement of the M-1 Zone.

Additional regulations for landscaping found in § 11-13-23, "Landscape Standards and Requirements," one (1) tree is required for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2').

Based upon the minimum landscape square footage requirement of 76,709.16 square feet, the development must have:

- One hundred and fifty three (153) trees; and
- Two hundred and fifty six (256) shrubs.

The landscape plan currently provides seventy two (72) trees and four hundred and fifty two (452) shrubs. The landscape plan was required to be revised to include an additional eighty one (81) trees and 57,371.16 square feet of landscaped area. The additional landscaping would be provided around the perimeter of the project surrounding the fencing to provide additional buffering and screening for the use of the project as outdoor storage.

ANALYSIS AND RECOMMENDATION

Landscape amendments

The applicant's request is to amend the previously approved landscape plan, including additional requirements, in order to reduce the percentage of landscaped area, as well as the number of shrubs and trees that were previously approved. Staff has reviewed the plans and believes the request is consistent with the area and will not cause any negative or detrimental impacts as proposed. This amendment does not change any other requirements in the Notice of Decision (NOD) issued on July 12, 2019 regarding the CUP for outdoor storage. This request pertains only to the landscape requirements and the desire of the applicant to reduce this requirement from 10% to 7.5% along with a reduction in tree and shrub counts.

The applicant is requesting the landscaping and irrigation plans be revised to meet the following requirements, which will apply to the perimeters of the Utility Trailer Project:

1. A total of 58,656 square feet (approximately 7.5%) of landscaping shall be provided for the project
2. A total of 94 trees as shown on the attached map shall be provided
 - a. A total of 72 trees shall be equally spaced along 1000 West
 - i. A total of 3 trees shall be located on the south by the railroad tracks
 - ii. A total of 4 trees shall be located on the north
 - iii. A total of 15 trees shall be located to the east in a manner that does not block the vision of truck traffic
3. A total of 256 shrubs shall be planted according to the attached landscaping plan

A total of 58,656 square feet (approximately 7.5%) of landscaping shall be provided and shall, following the execution of the Development Agreement, constitute compliance with the landscaping requirements for the M-1 Zone for this project. The approval of this amendment does not change or reduce the requirement for all trees to have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2'), nor does this amendment change any of the previously approved requirements for the project, as stated in the attached NOD.

Staff Recommendation and conclusion

Staff recommends that the Planning Commission **approve as conditioned, CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property. Location: Approximately 1050 South 1000 West (TIN: 12-931-0001).

Staff is willing and able to consider this request as is appropriate under subsection 11-13-23(I) for the following reasons:

- a. No residents are adjacent to the Property. Neighboring uses include industrial, school bus storage, and a power transformer. Their uses will not be affected by these modifications to the code.
- b. Maintaining existing vegetation will not adversely affect the public health, safety or general welfare because the project will be closed to the public and landscaping will be maintained without using scarce water resources.
- c. Based upon the location of the Property, which is surrounded by industrial uses, the modification does not oppose the general spirit and intent of Title 11, Clearfield Municipal Code, or the intent of Clearfield's general plan.

PUBLIC COMMENT

No public comments have been received to date.

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)	<i>Equivalent to Permitted Use:</i> 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.

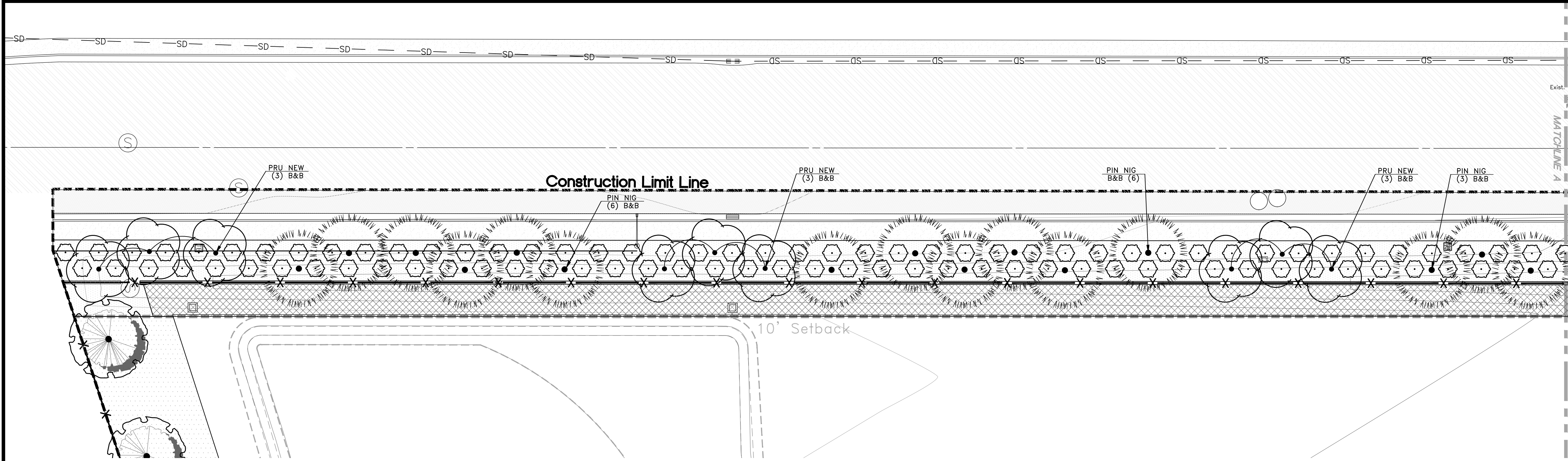
CONDITIONS OF APPROVAL

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.

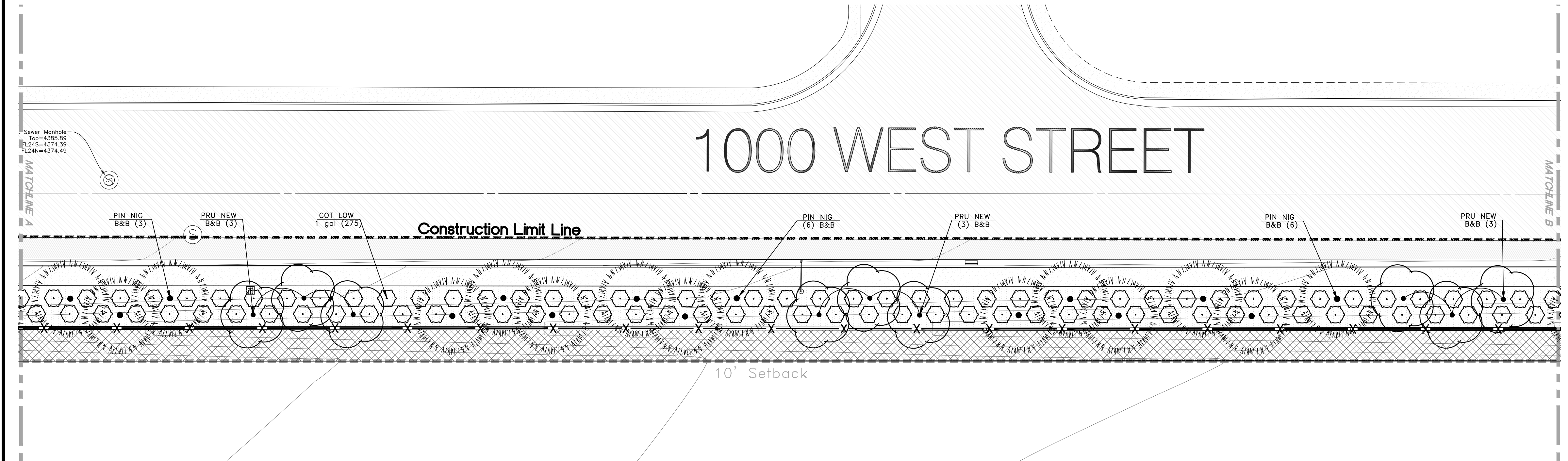
- 1) The project shall comply with all applicable development standards of the M-1 Zone.
- 2) The landscaping and irrigation plans shall be revised to meet the minimum code requirements which include:
 - a. A total of **94 trees** as shown on the attached map shall be provided
 - i. A total of 72 trees shall be equally spaced along 1000 West
 1. A total of 3 trees shall be located on the south by the railroad tracks
 2. A total of 4 trees shall be located on the north
 3. A total of 15 trees shall be located to the east in a manner that does not block the vision of truck traffic
 - b. A total of **256 shrubs** shall be planted according to the attached landscaping plan
- 3) The project fencing shall have a minimum height of six feet (6') and shall be constructed of a material that is impervious as required by code.
- 4) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.
- 5) The applicant shall obtain a building permit for all project work prior to the commencement of said work.
- 6) As per 11-13-23(I), the applicant shall execute a development agreement with Clearfield City to allow the proposed landscaping to be less than the 10% required in the M-1 Zone.
- 7) The amended plat shall maintain existing utility and access easements as required by the City Engineer.
- 8) The proposed lots shall comply with lot frontage, width, setback, and development standards required by Title 11 of the Clearfield City Code.
- 9) If landscaping is not completed and prior to final occupancy or issuance of final land use approval the applicant is required to provide a bond in order to ensure that all required landscaping is installed in an acceptable manner...The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable

ATTACHMENTS

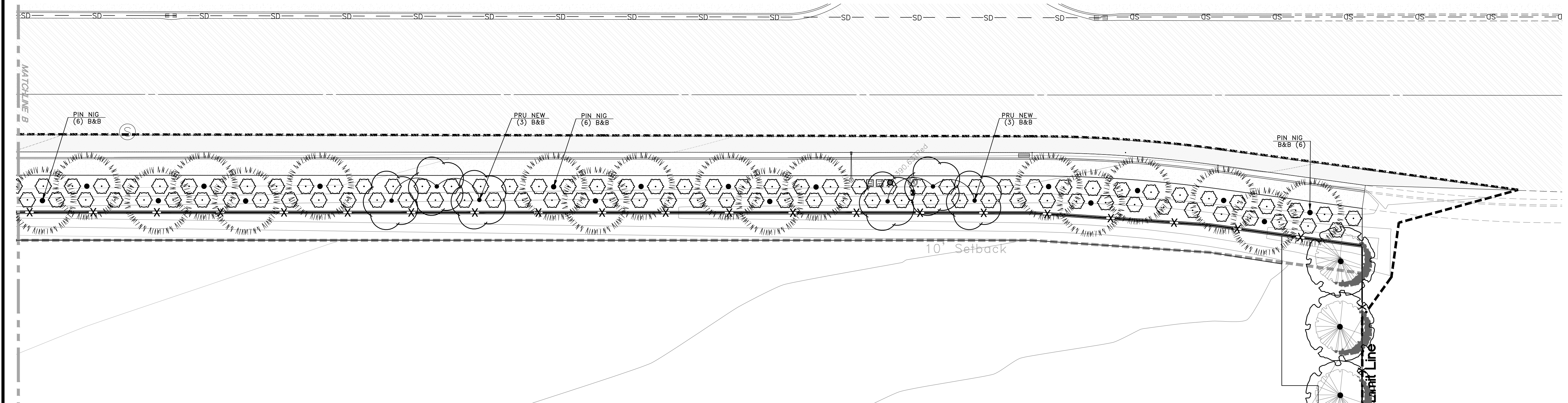
1. Approved Landscaping Plans
2. Proposed Landscaping Plans
3. July 12, 2019 NOD for Utility Trailer Land Use Approval (Outdoor Storage)



1 Street Landscape Plan South Section



2 Street Landscape Plan Center Section



3 Street Landscape Plan North Section

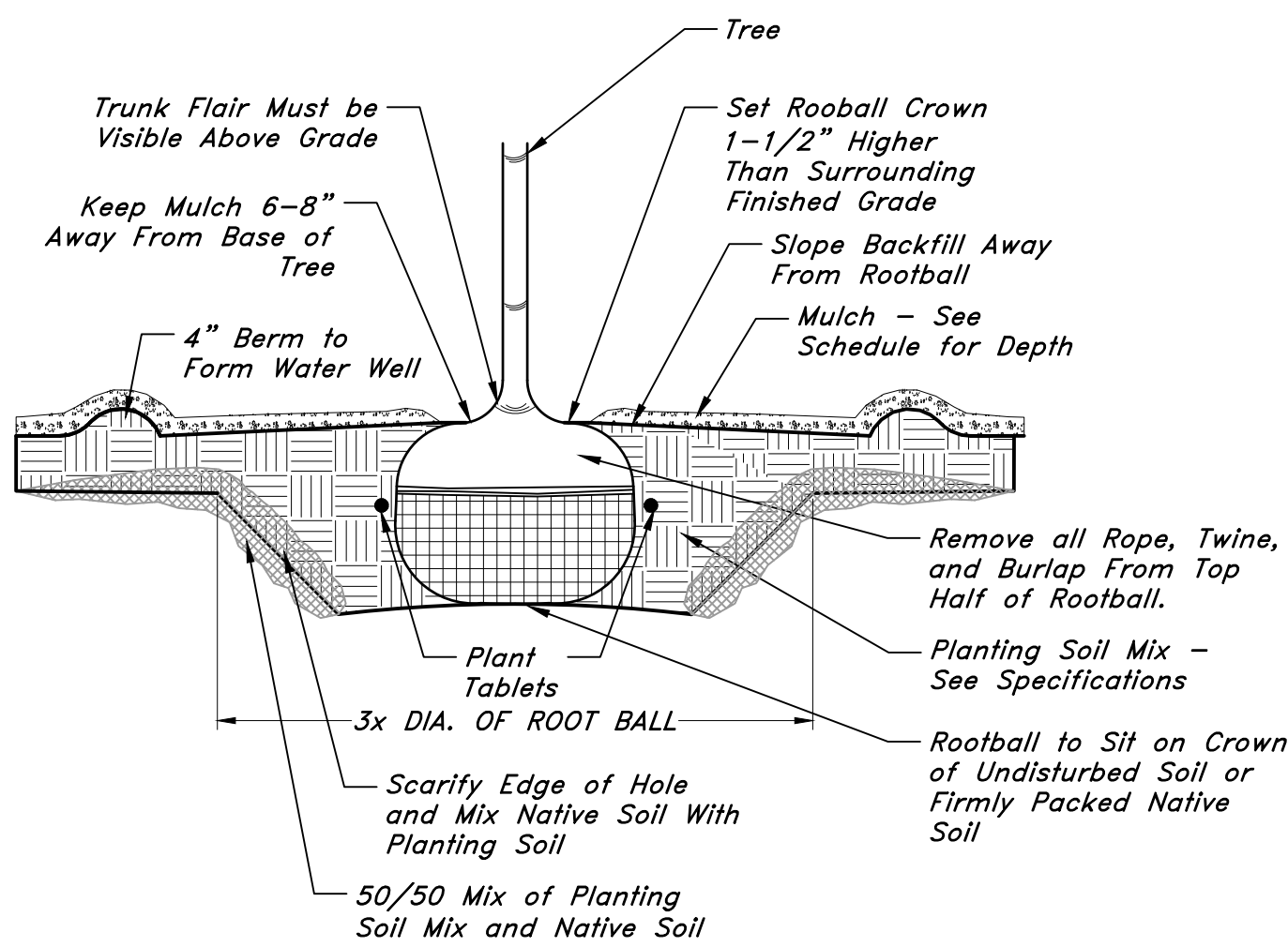
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CEL OCC	81	Celtis occidentalis / Common Hackberry	B&B	2"Cal	
PIN NIG	48	Pinus nigra / Austrian Black Pine	B&B		5-6' HT
PRU NEW	24	Prunus cerasifera 'Newport' / Newport Flowering Plum	B&B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
COT LOW	275	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
	62,956 sf	Shredded Bark Mulch Natural shredded tree bark, install over 12" deep amended stockpiled topsoil, pre-emergent herbicide, and Dewitt Pro5 weed barrier fabric.	Mulch	Shredded	
	13,902 sf	Shredded Bark Mulch - Without Planting Natural shredded tree bark, install over Dewitt Pro5 weed barrier fabric over native soil.	Mulch	Shredded	

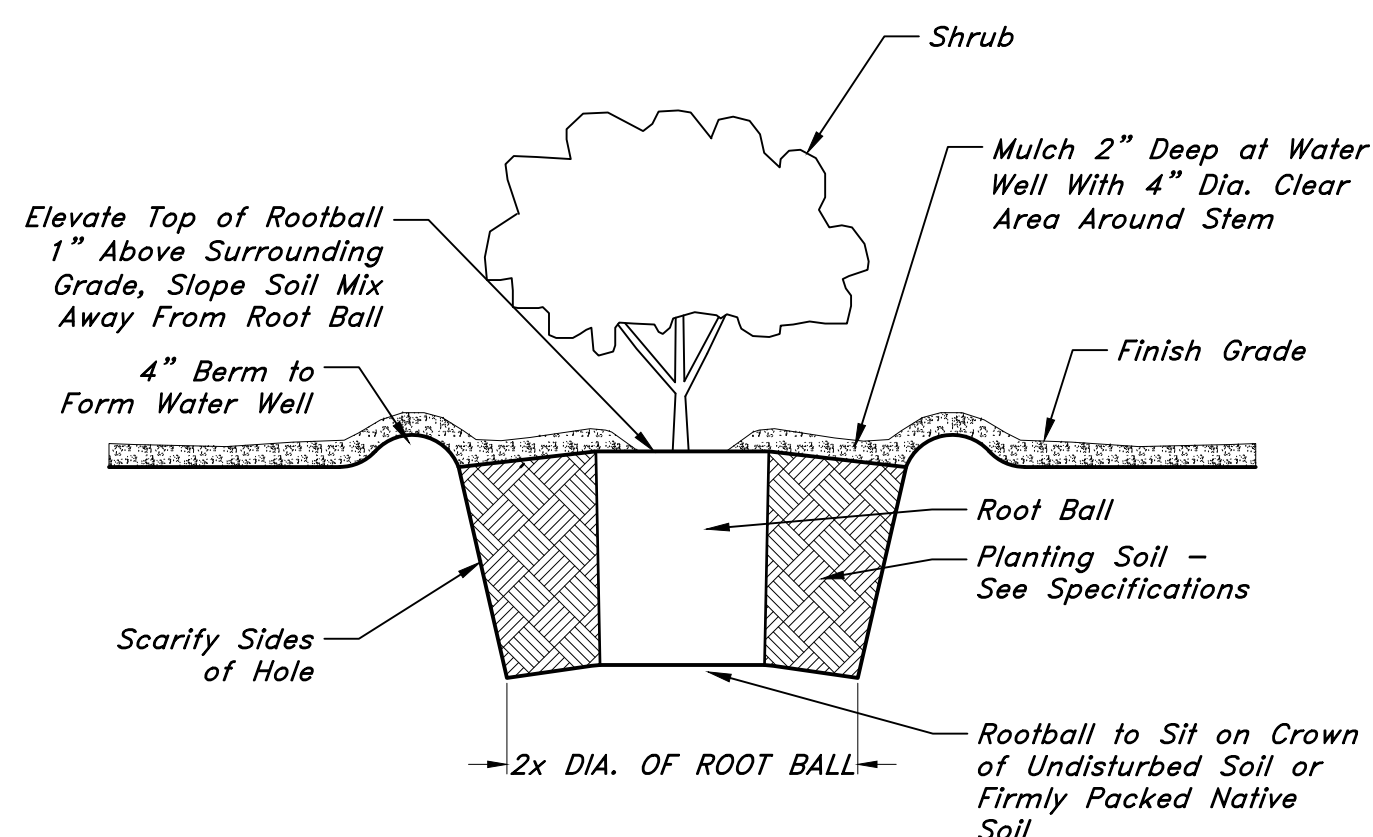
PLANTING NOTES

- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TOPSOIL IS TO BE STOCKPILED AND AMENDED ON SITE. AMEND AT A RATE OF 5 PARTS TOPSOIL TO 1 PART COMPOST. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL FOR SHRUBS AND TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 4" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.



2 TREE PLANTING

NTS 32 9343.01-01



1 SHRUB PLANTING

NTS 32 9333.01-01

STATE OF UTAH
JAMES D. ZAUGG
3085204
2760897
LANDSCAPE ARCHITECT

GREAT BASIN ENGINEERING

1475 EAST 800 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84143
WWW.GREATBASINENGINEERING.COM

Street Landscape Plan

1000 WEST SITE DEVELOPMENT

1111 South 1000 West
Clearfield, Utah 84015
A part of Section 2, 14N, R2W, S16E4M, U.S. Survey

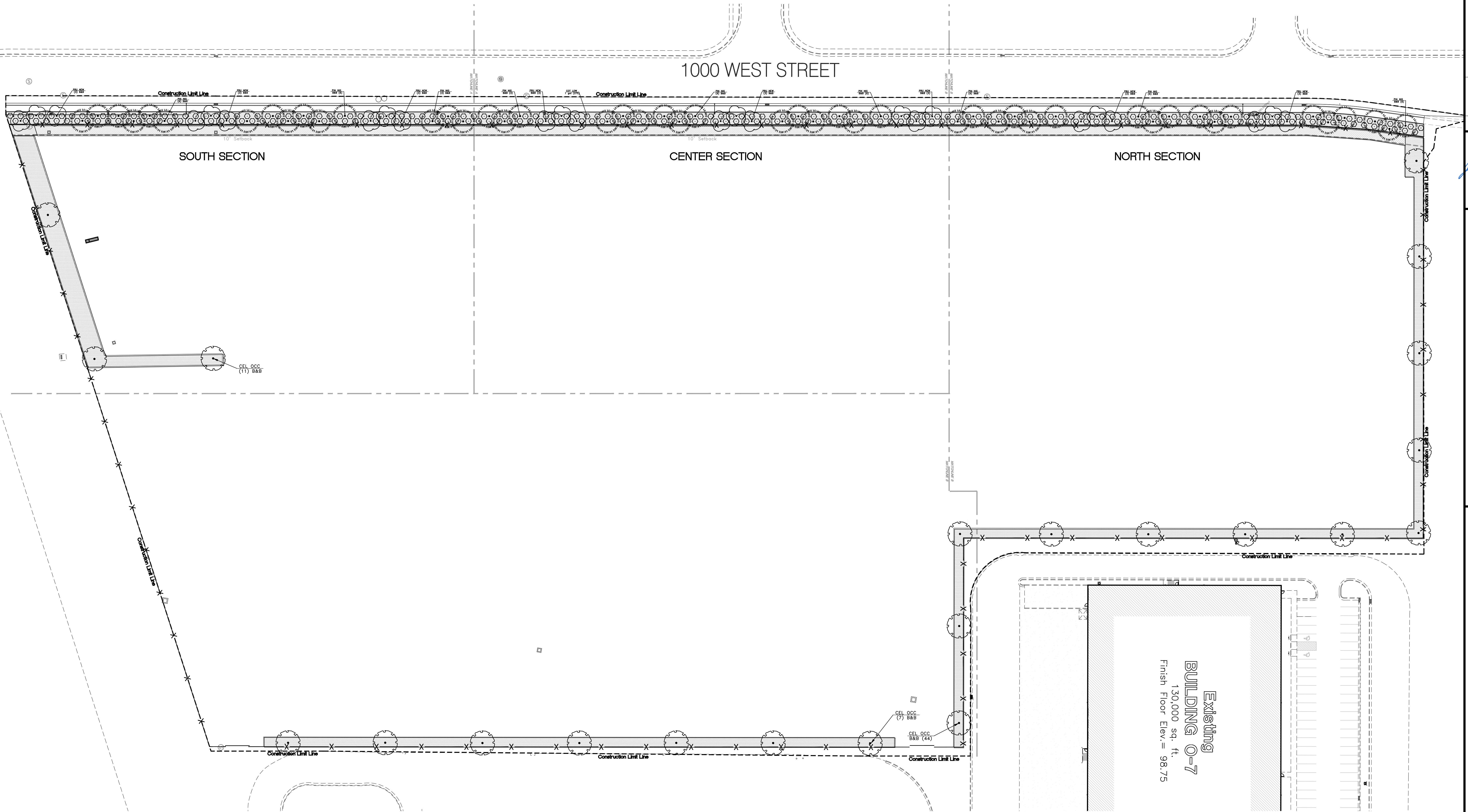
July 10, 2019

SHEET NO.

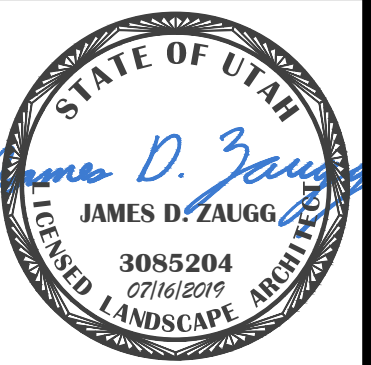
LP1.1

18N027

W:\18M402 Utility Trailer Storage Site 2-Drawings\18M402-1.2.dwg



1 Overall Street Planting Plan

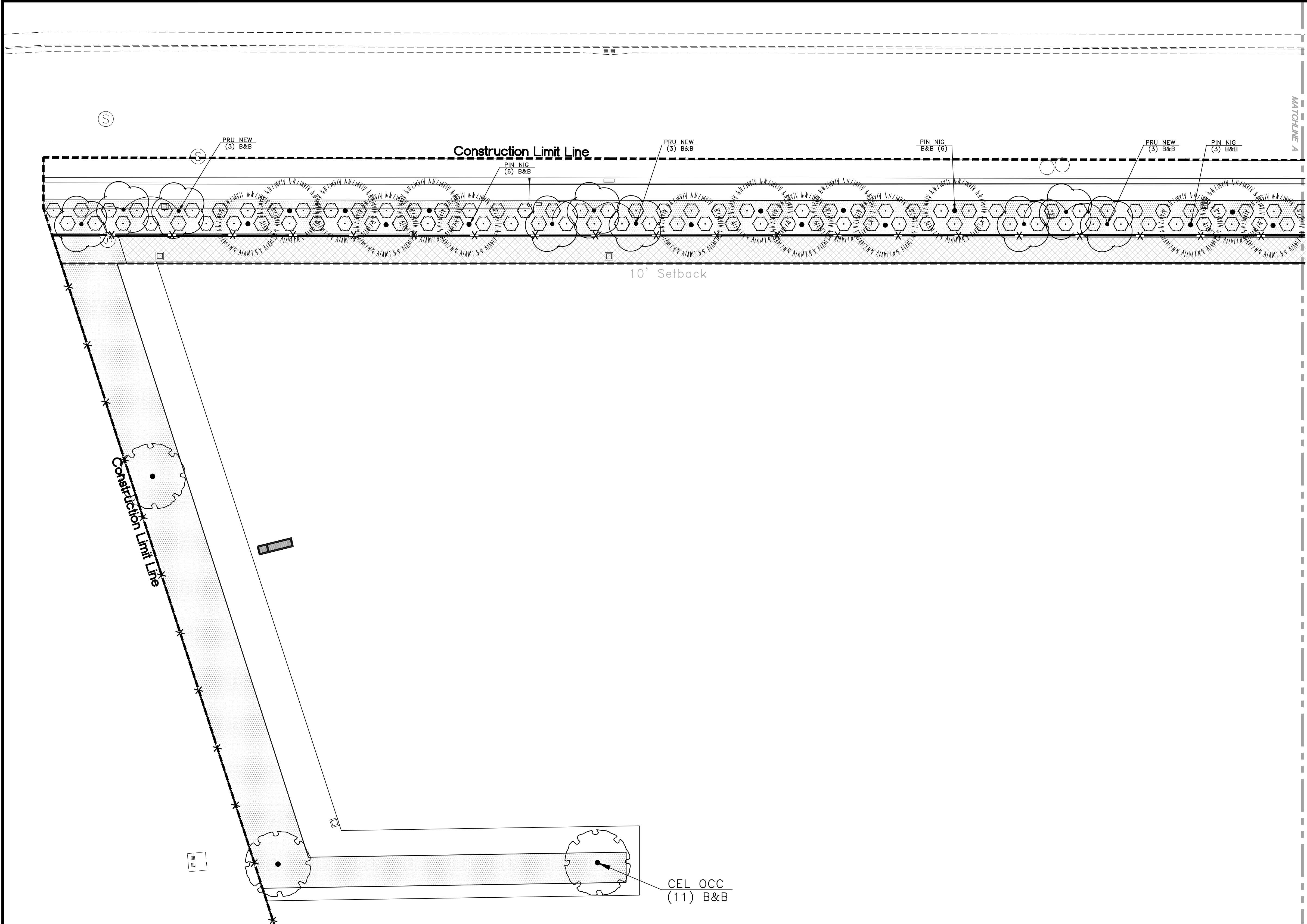


GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, S.L.C. (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

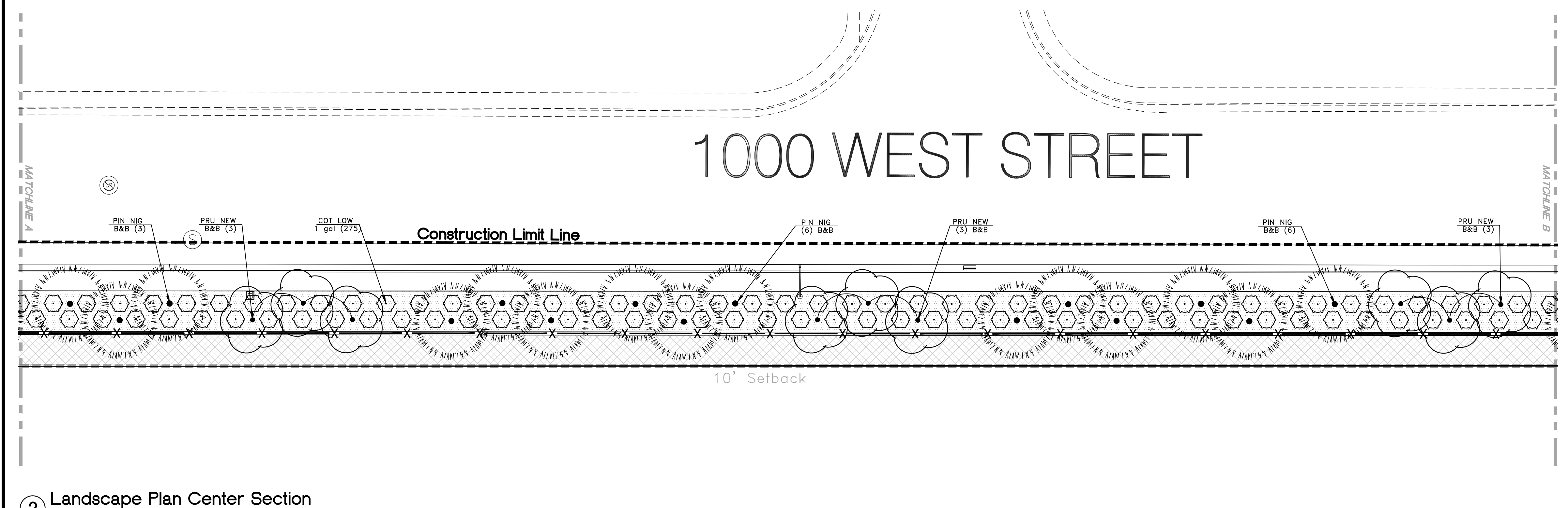
Overall Street Planting Plan
1000 WEST SITE DEVELOPMENT
1111 South 1000 West
Clearfield, Utah 84015
A part of Section 2, TAN, R2W, SLB&M, U.S. Survey

July 16, 2019
SHEET NO.
LP1.0

W:\191402 Utility Trailer Storage Site 2-Drawings\191402-12.dwg



1 Landscape Plan South Section



2 Landscape Plan Center Section

PLANT SCHEDULE

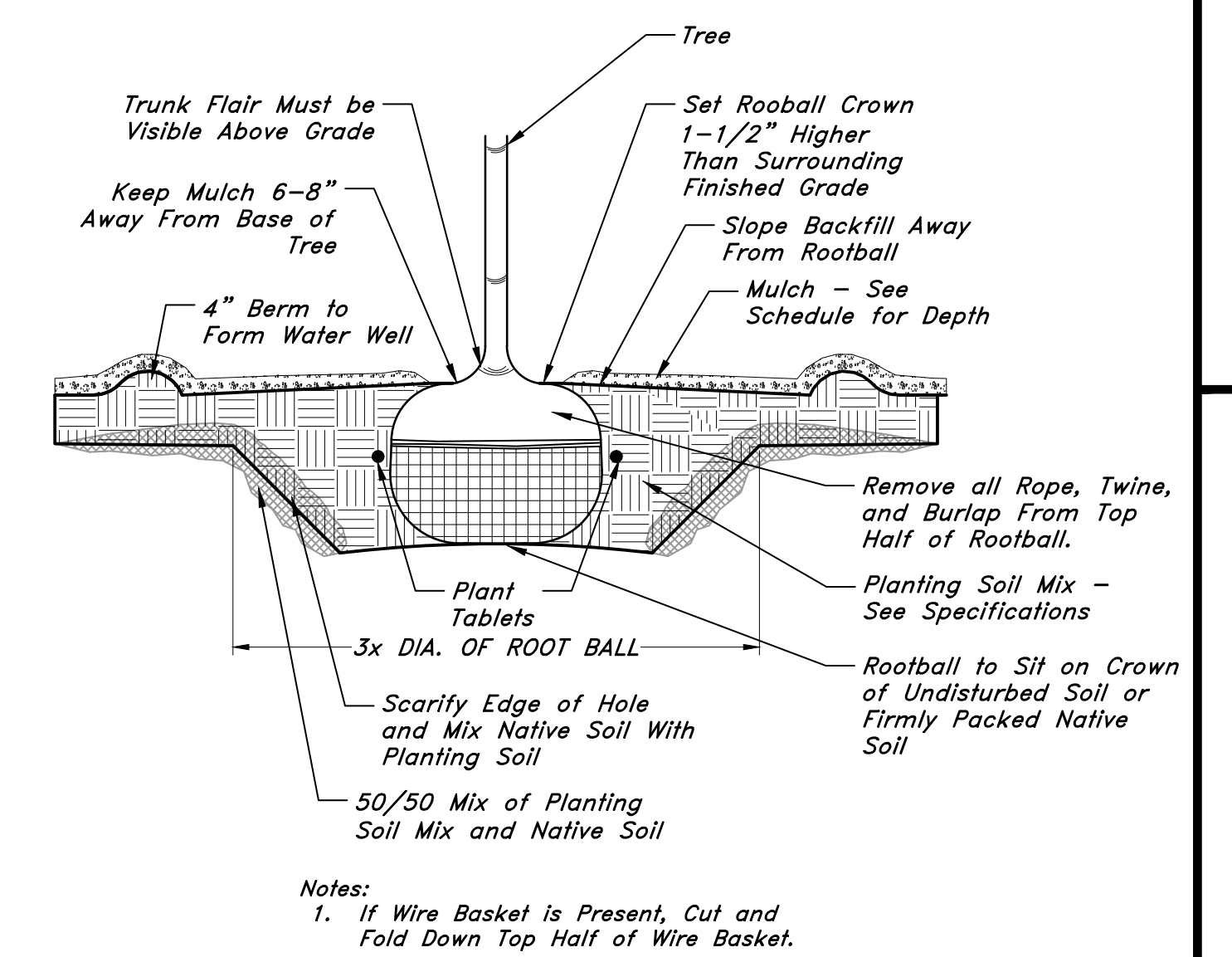
TREES	QTY	BOTANICAL / COMMON NAME
CEL OCC	22	Celtis occidentalis / Common Hackberry
PIN NIG	48	Pinus nigra / Austrian Black Pine
PRU NEW	24	Prunus cerasifera 'Newport' / Newport F

SHRUBS	QTY	BOTANICAL / COMMON NAME
COT LOW	275	Cotoneaster dammeri 'Lowfast' / Lowfas

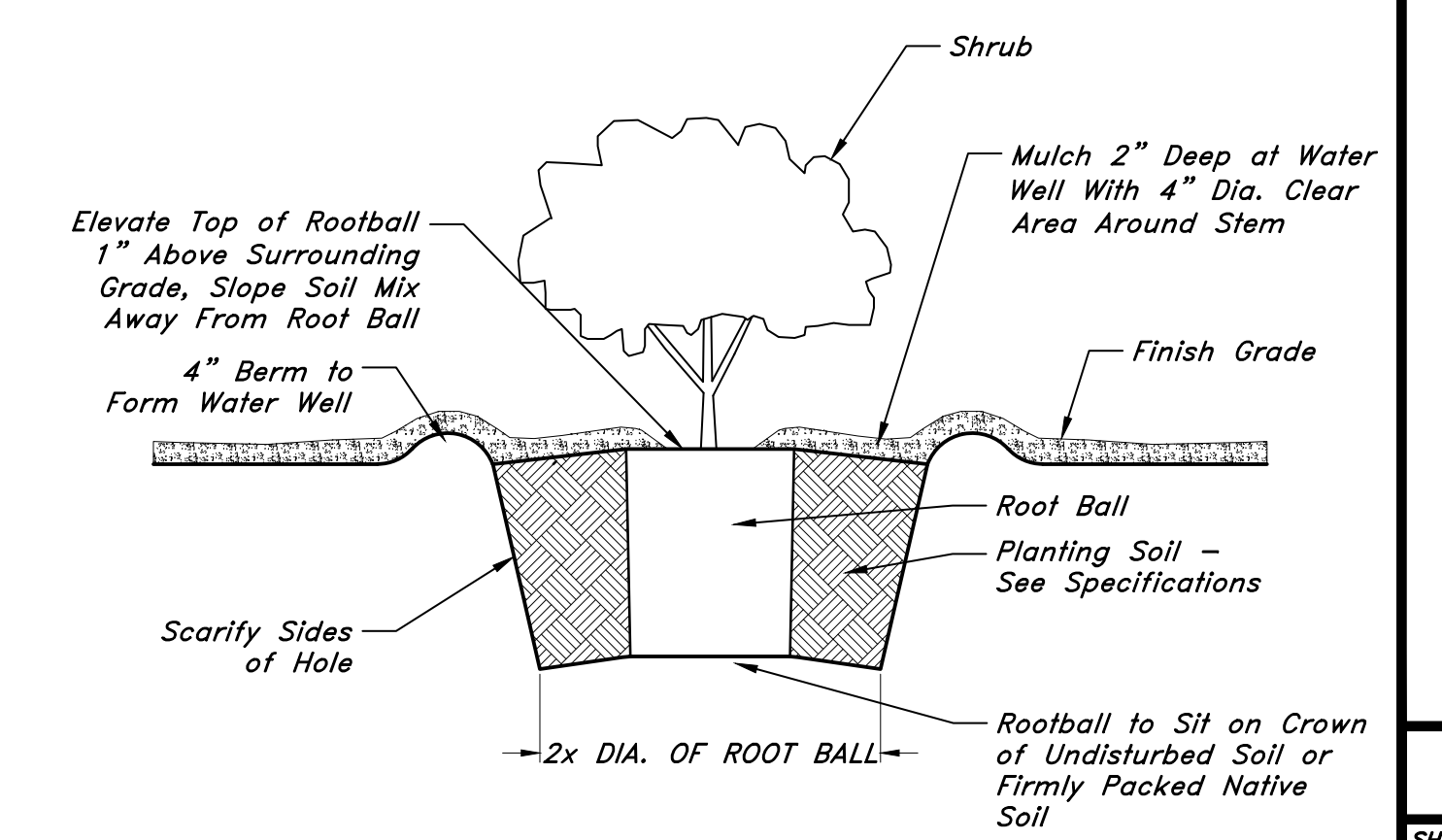
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	43.747 sf	Shredded Bark Mulch

PLANTING NOTES

- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
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2 TREE PLANTING



1 SHRUB PLANTING

STATE OF UTAH
JAMES D. ZAUGG
3085204
20160917
LANDSCAPE ARCHITECT

1000 WEST STREET DEVELOPMENT

1111 South 1000 West
Clearfield, Utah 84015

A part of Section 2, 14th, 62nd, 82nd, 84th, 86th, 88th, 90th, 92nd, 94th, 96th, 98th, 100th, 102nd, 104th, 106th, 108th, 110th, 112th, 114th, 116th, 118th, 120th, 122nd, 124th, 126th, 128th, 130th, 132nd, 134th, 136th, 138th, 140th, 142nd, 144th, 146th, 148th, 150th, 152nd, 154th, 156th, 158th, 160th, 162nd, 164th, 166th, 168th, 170th, 172nd, 174th, 176th, 178th, 180th, 182nd, 184th, 186th, 188th, 190th, 192nd, 194th, 196th, 198th, 200th, 202nd, 204th, 206th, 208th, 210th, 212nd, 214th, 216th, 218th, 220th, 222nd, 224th, 226th, 228th, 230th, 232nd, 234th, 236th, 238th, 240th, 242nd, 244th, 246th, 248th, 250th, 252nd, 254th, 256th, 258th, 260th, 262nd, 264th, 266th, 268th, 270th, 272nd, 274th, 276th, 278th, 280th, 282nd, 284th, 286th, 288th, 290th, 292nd, 294th, 296th, 298th, 300th, 302nd, 304th, 306th, 308th, 310th, 312nd, 314th, 316th, 318th, 320th, 322nd, 324th, 326th, 328th, 330th, 332nd, 334th, 336th, 338th, 340th, 342nd, 344th, 346th, 348th, 350th, 352nd, 354th, 356th, 358th, 360th, 362nd, 364th, 366th, 368th, 370th, 372nd, 374th, 376th, 378th, 380th, 382nd, 384th, 386th, 388th, 390th, 392nd, 394th, 396th, 398th, 400th, 402nd, 404th, 406th, 408th, 410th, 412nd, 414th, 416th, 418th, 420th, 422nd, 424th, 426th, 428th, 430th, 432nd, 434th, 436th, 438th, 440th, 442nd, 444th, 446th, 448th, 450th, 452nd, 454th, 456th, 458th, 460th, 462nd, 464th, 466th, 468th, 470th, 472nd, 474th, 476th, 478th, 480th, 482nd, 484th, 486th, 488th, 490th, 492nd, 494th, 496th, 498th, 500th, 502nd, 504th, 506th, 508th, 510th, 512nd, 514th, 516th, 518th, 520th, 522nd, 524th, 526th, 528th, 530th, 532nd, 534th, 536th, 538th, 540th, 542nd, 544th, 546th, 548th, 550th, 552nd, 554th, 556th, 558th, 560th, 562nd, 564th, 566th, 568th, 570th, 572nd, 574th, 576th, 578th, 580th, 582nd, 584th, 586th, 588th, 590th, 592nd, 594th, 596th, 598th, 600th, 602nd, 604th, 606th, 608th, 610th, 612nd, 614th, 616th, 618th, 620th, 622nd, 624th, 626th, 628th, 630th, 632nd, 634th, 636th, 638th, 640th, 642nd, 644th, 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July 12, 2019

Betty J. Parker
Building A-1
Freeport Center
Clearfield, UT 84016

Project Name: Utility Trailer North Storage
File Number: CUP 1906-0004
Property Location: Approximately 1050 South 1000 West
TIN: 12-931-0001
Zone: M-1 (Manufacturing)
Decision Date: Wednesday, July 10, 2019

Dear Ms. Parker,

On Wednesday, July 10, 2019, the Clearfield City Planning Commission granted approval of the Conditional Use Permit application for the above listed property subject to the following conditions:

CONDITIONAL USE PERMIT – 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 M-1 Zone.
- 2) The landscaping and irrigation plans shall be revised to meet the minimum code requirements which include:
 - a. An additional eighty one (81) trees shall be provided; and
 - b. An additional 57,371.16 square feet of landscaping shall be provided to comply with the minimum ten percent (10%) required for the M-1 Zone.
- 3) The site fencing shall have a minimum height of six feet (6') and shall be constructed of a material that is impervious as required by code.
- 4) The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.

The applicant shall obtain a building permit for all site work prior to the commencement of said work. The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site. It is the applicant's responsibility to follow up and meet the conditions necessary to grant final approval. After all of the conditions and requirements of the



Community Development

55 South State Street
Clearfield, Utah 84015
P: 801.525.2780
F: 801.525.2865

Planning Commission approval have been resolved the Zoning Administrator will issue the final land use approval. An applicant shall not receive a building permit, until a valid land use approval from the Community Development office has been issued, along with the payment of all outstanding fees. Please revise and resubmit any items listed above in a timely manner.

Any adversely affected person shall have the right to appeal the land use decision rendered by the Planning Commission, by filing in writing, stating the reasons for the appeal, within ten (10) calendar days following the date upon which the decision is made. Appeals to this decision shall be submitted to the Clearfield City Recorder.

If you have any questions or need additional information, please feel free to contact me either by phone at 801-525-2784 or by email at brad.mcilrath@clearfieldcity.org.

Sincerely,

Brad McIlrath, Senior Planner

CC: Spencer Brimley, Community Development Director (via email)
Tyler Seaman, Building Official (via email)
Stacy Millgate, Customer Service Manager (via email)
Scott Nelsen, City Engineer (via email)