



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, November 20th, 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:

WORK SESSION AUGUST 8, 2019

REGULAR SESSION AUGUST 8, 2019

WORK SESSION SEPTEMBER 4, 2019

REGULAR SESSION SEPTEMBER 4, 2019

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **RZN 1019-0014**, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). **Location:** Approximately 1950 South Main Street. (TIN: 12-080-0030). **Project Area:** 1.1 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **RZN 1019-0018**, a zoning map amendment request by Clearfield City to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). **Location:** Approximately 1100 South 1000 West. (TIN: 12-051-0046 & 12-051-0034). **Project Area:** 23.75 Acres. **Staff:** Spencer W. Brimley (**Legislative Matter**).

Non-Public Hearings

1. Discussion and Possible Action on **PSP, FSP 1019-0011**, a preliminary and final subdivision plat request by Stuart Smith to subdivide 1.1 acres of the subject property into three lots for the purpose of a single family development. **Location:** Approximately 1950 South Main Street. (TIN: 12-080-0030). **Project Area:** 1.1 Acres. **Planner:** Brad McIlrath (**Administrative Matter**).

DISCUSSION ITEMS

1. Planning Commissioners' Minute
2. Staff Communications

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

Dated this 7th day of November, 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.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 August 7, 2019

3 6:30 – Work Session

4
5 PRESENT: Kathryn Murray Vice Chair
6 Robert Browning Commissioner
7 Chris Uccardi Commissioner
8 Brett McAllister Commissioner
9 Ruth Jones Commissioner
10 Nicole Bigelow Commissioner
11 David Bloomfield Commissioner

12
13 ABSENT: Eden Bush Youth Ambassador
14 Brady Jugler Chair

15
16 STAFF PRESENT: Brie Brass Assistant City Attorney
17 Brad McIlrath Senior Planner
18 Whitney Brazier Customer Service Rep
19 Spencer Brimley Community Development Director
20

21 Commissioner Murray (Vice Chair) called the work session to order at 6:31 p.m.

22
23 Brad McIlrath, Senior Planner, asked if there were any comments about the minutes for the
24 meeting held March 20, 2019. Commissioner Bigelow stated that her name was spelled
25 incorrectly. Mr. McIlrath then confirmed the spelling to make the change. Commissioner Jones
26 commented that she thought the minutes were done well, and there were no further issues with
27 them.
28

29 DISCUSSION ON CUP 1906-0013, A CONDITIONAL USE PERMIT REQUEST BY
30 STANLEY M. GIL FOR AN AUTO REPAIR BUSINESS AT THE SUBJECT PROPERTY.
31 LOCATION: 325 W. ANTELOPE DRIVE #7 & #8 (TIN: 12-937-0002). PARCEL AREA: 0.70
32 ACRES. ZONE: C-2 (COMMERCIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE
33 MATTER).
34

35 Commissioner Bloomfield asked for clarification regarding the drawings. He perceived them to
36 be a plan of expansion of the building rather than what the request explained. Commissioner
37 Murray then asked if acceptance of the permit would be contingent on the re-submittal of
38 drawings that better represent what the applicant was requesting. Mr. McIlrath explained that
39 when the applicant brought the drawings to the City for submission, the drawings were explained
40 and made sense.
41

42 Commissioner Bloomfield also commented that the applicant did not identify any parking stalls
43 for employee parking. There was then further explanation of the drawings by Brad McIlrath, who
44 stated that one of the conditions of the approval required parking for customers and employees, as
45 well as no outdoor storage of automobiles that were being repaired.
46 Mr. McIlrath then said that during the question and answer session with the applicant there would

1 need to be clarification regarding where the dumpster was located on the property, whether it was
2 indoor or outdoor.

3
4 Commissioner Jones asked whether or not the applicant's property for the business was directly
5 next to a neighboring business that provided child care. Mr. McIlrath stated that it was.

6 Commissioner Jones expressed her concern regarding the materials being used for auto repair
7 being in such close proximity to children. Mr. McIlrath explained that the fire wall separation as
8 well as the condition for the applicant to no longer have outdoor automobile storage would
9 hopefully alleviate the likelihood of the children being affected by potentially hazardous
10 materials.

11
12 DISCUSSION ON CUP 1907-0001, A CONDITIONAL USE PERMIT REQUEST BY CHASE
13 J. HOLBROOK FOR A MOTORCYCLE SALES BUSINESS AT THE SUBJECT PROPERTY.
14 LOCATION: 22 W. 650 N. (TIN: 14-071-0036). AGGREGATE PARCEL AREA: 0.48 ACRES.
15 ZONE: C-2 (COMMERCIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE
16 MATTER).

17
18 Commissioner Murray clarified that the property location of the item was also Gordon's Copy
19 Print. It was identified as the same location as Gordon's Copy Print.

20
21 Commissioner Bloomfield stated that the drawing the applicant provided did not properly exhibit
22 where the motorcycle lot would be in relation to the existing office of Gordon's Copy Print. Mr.
23 McIlrath replied that he would ask the applicant for more clarification on the submitted drawing.

24
25 Mr. McIlrath stated that per the fire code, indoor displays of motorized vehicles could be
26 permitted for the intent of sales as long as the fuel tanks did not exceed one-quarter full. He stated
27 that he was unsure whether or not the building had fire sprinklers, and that a fire inspection must
28 be done prior to the approval of a business license application.

29
30 Commissioner Jones asked whether or not the City was able to require the applicant to upgrade
31 landscaping on the site, since the property owner was making a change to the business. Mr.
32 McIlrath explained that because the applicant was requesting only a partial change rather than
33 changing the entire nature of the site, the City would not require the applicant to upgrade
34 landscaping to meet current code.

35
36 Commissioner Murray asked if there was an existing office or if an additional one would be built.
37 Mr. McIlrath explained there was an existing office, as well as an existing storage area for the
38 storage of the motorcycles

39
40 Commissioner Jones commented that she thought there was going to be a moratorium on vehicle
41 sales businesses. Mr. McIlrath replied staff would be recommending a change to the City Council
42 in the future, but that had not yet happened.

43
44 **Commissioner Jones moved to adjourn the meeting. Commissioner Uccardi seconded the**
45 **motion.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

DRAFT

CLEARFIELD PLANNING COMMISSION MEETING

August 7, 2019

7:00 P.M. – Regular Session

1 PRESENT: Kathryn Murray Vice Chair
2 Robert Browning Commissioner
3 Chris Uccardi Commissioner
4 Brett McAllister Commissioner
5 Ruth Jones Commissioner
6 Nicole Bigelow Commissioner

7
8 ABSENT: Brady Jugler Chair
9 Eden Bush Youth Ambassador

10
11 STAFF PRESENT: Brie Brass City Attorney
12 Brad McIlrath Senior Planner
13 Whitney Brazier Customer Service Rep
14 Spencer Brimley Community Development Director

15
16 VISITORS: Stanley Gil, Chase Holbrook

17
18 The Pledge of Allegiance was led by Vice Chair Murray.

19
20 APPROVAL OF MINUTES FROM MARCH 20, 2019 PLANNING COMMISSION MEETING

21
22 **Commissioner Jones moved to approve the minutes for the March 20, 2019 meeting with**
23 **the changes made in the work session. The motion carried upon the following vote: Voting**
24 **AYE – Commissioners McAllister, Uccardi, Murray, Browning, Jones, and Bigelow. Voting**
25 **NO – None.**

26
27 Vice Chair Murray read the Planning Commission Chair statement.

28
29 DISCUSSION AND APPROVAL OF CUP 1906-0013, A CONDITIONAL USE PERMIT
30 REQUEST BY STANLEY M. GIL FOR AN AUTO REPAIR BUSINESS AT THE SUBJECT
31 PROPERTY. LOCATION: 325 WEST ANTELOPE DRIVE UNITS 7 & 8 (TIN: 12-937-0002).
32 PARCEL AREA: 0.70 ACRES. ZONE: C-2 (COMMERCIAL). PLANNER: BRAD
33 MCILRATH (ADMINISTRATIVE MATTER).

34
35 Brad McIlrath, Senior Planner, presented the following background information:

- 36 o El Chamo was previously approved for emissions and inspections only.
37 o Previous approval was for Unit 7 only.
38 o Staff recommendation adds to the conditions previously applied.

39
40 Mr. McIlrath described the subject property, as well as the floor plans of the building. He stated
41 staff recommended the Planning Commission approve, as conditioned, subject to eight
42 conditions. He reviewed the eight conditions with the Commission. Commission Bloomfield
43 asked how the conditions would be enforced. Mr. McIlrath replied that Code Compliance officers
44 managed the enforcement of the conditions.

45
46 Commissioner Murray asked if there was a doorway between Units 7 and 8. Stanley Gil,

1 applicant, stated that there was a doorway, but it was kept open. Commissioner Murray asked if
2 there would be an oil and gas separator. Mr. Gil replied there would be. Commissioner Murray
3 asked where the dumpster would be located. Mr. Gil responded the dumpster was on the outside
4 of the building and that it was enclosed. Commissioner Bloomfield asked if the door between
5 Units 7 and 8 was a fire door. Mr. Gil stated he was unsure and would find out as soon as he
6 could.

7
8 **Commissioner Jones moved to approve, as conditioned, CUP 1906-0013, a Conditional Use**
9 **Permit request by Stanley M. Gil for an auto repair business to be located at the property**
10 **addressed 325 W. Antelope Drive #7 & #8 (TIN: 12-937-0002). This recommendation was**
11 **based on the discussion and findings in the Staff Report and was subject to the following**
12 **conditions of approval:**

- 13 1) **The Conditional Use Permit was for auto repair to be conducted in Units 7 & 8 for**
14 **the property at 325 West Antelope Drive.**
- 15 2) **No outdoor storage was permitted. This includes, but was not limited to, such items**
16 **as materials, automobiles, automobile parts or the like.**
- 17 3) **A minimum of four striped parking stalls shall be provided for the business and**
18 **marked as parking for El Chamo. These spaces were to be used for customer and**
19 **employee parking only and shall not be used for the storage of automobiles that were**
20 **being worked on. The parking stalls shall have the minimum dimensions of nine feet**
21 **(9') wide by twenty feet (20') deep.**
- 22 4) **The site shall be maintained in a neat and orderly manner and have no abandoned**
23 **or leaking automotive parts except in a closed container for disposal located inside**
24 **the units.**
- 25 5) **There shall be no overflow parking offsite.**
- 26 6) **The business shall comply with all North Davis Fire District requirements as**
27 **outlined in the attached review letter.**
- 28 7) **The project shall comply with all building code requirements which include but were**
29 **not limited to:**
 - 30 a. **The bathroom shall be ADA compliant.**
 - 31 b. **Plans must be submitted for review before there were any changes to the**
32 **building. The changes shall be inspected for code compliance.**
- 33 8) **The applicant shall obtain a Clearfield City Business License and pay all applicable**
34 **licensing fees.**

35 **Commissioner Browning seconded the motion. The motion carried upon the following vote:**
36 **Voting AYE – Commissioners Bigelow, Uccardi, McAllister, Bloomfield and Murray.**
37 **Voting NO – None.**

38 DISCUSSION AND APPROVAL OF CUP 1907-0001, A CONDITIONAL USE PERMIT
39 REQUEST BY CHASE J. HOLBROOK FOR A MOTORCYCLE SALES BUSINESS AT THE
40 SUBJECT PROPERTY. LOCATION: 22 WEST 650 NORTH (TIN: 14-071-0036).
41 AGGREGATE PARCEL AREA: 0.48 ACRES. ZONE: C-2 (COMMERCIAL). PLANNER:
42 BRAD MCILRATH (ADMINISTRATIVE MATTER).

43
44 Brad McIlrath gave the following background information:

- 45 ○ The location was Gordon's Copy Print

- 1 ○ Maximum of ten motorcycles was allowed.
- 2 ○ Small office and storage area for business.
- 3 ○ Sales by appointment only. Customers would make appointment online.

4
5 Mr. McIlrath described the property and how it would be used for the business. He stated that
6 since the building had been there for some time, it was built below the current landscape design
7 standards. He informed the Commission that staff discussed the issue with the legal department
8 and the decision was made to not require the new permit to include a condition of meeting the
9 new landscaping standard.

10
11 Commissioner Murray asked for clarification on a statement made in the work session pertaining
12 to the International Fire Code stating that the motorcycles could have only one-quarter tank of gas
13 that must be sealed. Mr. McIlrath stated that was information was correct, based on the letter he
14 received from the Fire District.

15
16 Commissioner Murray also asked for further clarification on the landscaping standard, and
17 whether or not staff would require the property owners to remove the weeds on the west side.
18 Mr. McIlrath stated the requirement for weed removal should be added as a seventh condition.
19 Commissioner Bigelow asked what the ordinances were in relation to off-road vehicles being
20 driven in residential areas, and expressed her concern for the noise of the motorcycles being test
21 driven near neighboring residential properties. Mr. McIlrath replied that he was unaware of any
22 prohibition as far as off-road vehicles in residential areas specifically. He indicated roads in
23 residential areas were still public streets. Chase Holbrook, applicant, explained that he sold a lot
24 of custom motorcycles and none of them were off-road vehicles.

25
26 Commissioner Bigelow asked the applicant what his plan was concerning the weeds currently on
27 the property. Mr. Holbrook indicated he would have them removed and make sure the property
28 looks nice.

29
30 Commissioner Uccardi asked the applicant if there would be any signage on the building for his
31 business. Mr. Holbrook responded that the State did require a sign with a certain square footage
32 for car dealerships, but most of his advertising was online.

33
34 **Commissioner Jones moved to approve, as conditioned, CUP 1907-0001, a Conditional Use**
35 **Permit request by Chase J. Holbrook for a motorcycle sales business to be located at the 22**
36 **West 650 North (TIN: 14-071-0036). This recommendation was based on the discussion and**
37 **findings in the Staff Report and is subject to the following conditions of approval:**

- 38 1) The business shall be limited to a maximum of ten (10) motorcycles for sale at this
39 location.
- 40 2) All vehicles for sale shall be stored inside the building and not displayed outside or
41 occupy any parking spaces.
- 42 3) The ADA parking space shall be provided with a sign at the head of the space to
43 meet ADA standards.
- 44 4) The project shall comply with all applicable fire code standards and obtain North
45 Davis Fire District approval prior to the issuance of final Land Use Approval.
- 46 5) The business shall comply with all building code standards for this type of use.

1 **6) The applicant shall obtain a Clearfield City Business License prior to the**
2 **commencement of business operations at this site.**

3 **Commissioner Bigelow seconded the motion. The motion carried upon the following vote:**
4 **Voting AYE – Commissioners Browning, Uccardi, McAllister, Bloomfield, and Bigelow.**
5 **Voting NO – None.**

6
7 STAFF DISCUSSION
8

9 Brad McIlrath, Senior Planner, stated that he had included papers in the Planning Commission agenda
10 packet with information regarding the American Planning Association Utah Chapter Fall Conference. He
11 then briefly talked about the upcoming Planning Commission meeting agenda.
12

13 PLANNING COMMISSIONERS' MINUTE
14

15 Commissioner Bloomfield – Nothing
16

17 Commissioner Bigelow – Nothing
18

19 Commissioner Jones explained that she went on a vacation to a foreign country and was thinking
20 about the Form Based Code in Clearfield and how nice the City looked in comparison to cities in
21 foreign countries.
22

23 Commissioner Browning – Nothing
24

25 Commissioner Uccardi – Nothing
26

27 Commissioner McAllister – Nothing
28
29

30 There being no further business to come before the Planning Commission, **Commissioner**
31 **Uccardi moved to adjourn the meeting. Commissioner Jones seconded the motion. All**
32 **voting AYE.**
33
34
35

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 September 4th 2019

3 6:30 P.M. – Work Session

4
5 PRESIDING: Brady Jugler Chair

6
7 PRESENT: Brady Jugler Chair
8 Robert Browning Commissioner
9 Chris Uccardi Commissioner
10 David Bloomfield Alternate Commissioner
11 Ruth Jones Commissioner
12 Kathryn Murray Commissioner
13 Brett McAllister Commissioner
14 Nicole Bigelow Commissioner
15 Eden Bush Youth Ambassador

16
17
18 STAFF PRESENT: Brie Brass Assistant City Attorney
19 Spencer Brimley Community Development Director
20 Brad McIlrath Senior Planner
21 Denise Clayburn Customer Service Rep
22

23 Commissioner Juglar called the meeting to order at 6:30 p.m.
24
25

26 DISCUSSION ON APPROVAL FOR THE MINUTES OF JUNE 19, 2019 REGULAR
27 MEETING AND FOR JULY 17, 2019 WORK AND REGULAR MEETINGS

- 28 • Commissioner Murray pointed out a few minor changes to be made.
29

30 DISCUSSION ON FSP 1908-0001, A FINAL SUBDIVISION PLAT REQUEST BY SPENCER
31 BARBER WITH MAYFLY RISE LLC, FOR A FORTY-NINE UNIT TOWNHOME
32 SUBDIVISION AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140 NORTH MAIN
33 STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PROJECT AREA: 1.918 ACRES.
34 ZONE: T-R (TOWN RESIDENTIAL).
35

- 36 • Final Subdivision Plat.
37 • There were 50 units proposed for the site but that had changed to only 49 units.
38 • There would be 5.45 percent open space.
39 • There would be 21 percent landscaping.
40 • The developer would need to establish a Home Owners Association to maintain the
41 common areas.
42

43 The meeting adjourned at 7:00 p.m.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 September 4th 2019

3 7:00 P.M. - Regular Session

4
5 PRESIDING: Brady Jugler Chair

6
7 PRESENT: Brady Jugler Chair
8 Kathryn Murray Vice-Chair
9 Robert Browning Commissioner
10 Ruth Jones Commissioner
11 Brett McAllister Commissioner
12 Chris Uccardi Commissioner
13 David Bloomfield Alternate Commissioner
14 Nicole Bigelow Commissioner
15 Eden Bush Youth Ambassador

16
17
18 STAFF PRESENT: Brie Brass Assistant City Attorney
19 Spencer Brimley Community Development Director
20 Brad McIlrath Senior Planner
21 Denise, Clayburn Customer Service Rep

22
23 VISITORS: Spencer Barber, Jacob Briggs, Joseph Bush

24
25
26 The Pledge of Allegiance was led by Chair Jugler

27
28 APPROVAL OF MINUTES FROM JUNE 19, 2019 REGULAR MEETING AND JULY 17,
29 2019 WORK AND REGULAR MEETINGS

30
31 **Commissioner Murray moved to approve the minutes from June 19, 2019 regular meeting**
32 **and July 17, 2019 work and regular meetings with the corrections as pointed out in work**
33 **session. Seconded by Commissioner Jones. The motion carried on the following vote:**
34 **Voting AYE – Commissioners Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO**
35 **– None.**

36
37 Chair Jugler read the Planning Commission Chair statement.
38
39
40
41
42
43
44

1 DISCUSSION AND APPROVAL OF FSP 1908-0001, A FINAL SUBDIVISION PLAT
2 REQUEST BY SPENCER BARBER WITHMAYFLY RISE LLC, FOR A FORTY-NINE UNIT
3 TOWNHOME SUBDIVISION AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140
4 NORTH MAIN STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PROJECT AREA:
5 1.918 ACRES. ZONE: T-R (TOWN RESIDENTIAL).
6

7 Brad McIlrath presented the following facts:

- 8 • Preliminary subdivision plat and site plan were approved by the Planning Commission
- 9 with conditions on July 10, 2019.
- 10 • Open space requirements would be met in two different areas.
- 11 • Setbacks would be ten (10) feet.

12 He reviewed the conditions for approval with the Commission.

13
14 Question from the Planning Commission:

- 15 • Commissioner Jones commented on the green space designated between Buildings 8 & 9.
- 16 She stated the renderings look like that area would be concrete. She asked if the open and
- 17 green space requirements would still be met with that designation. Mr. McIlrath
- 18 responded he reviewed that part of drawing. He explained that the FBC allowed an open
- 19 space that could be a gathering area. He commented the landscaping was above that
- 20 required by FBC.

21 •
22 Jacob Briggs, Manager for Mayfly Rise, assured the Commission that all requirements would be
23 met. He expressed his excitement to be coming to Clearfield with the project.
24

25 **Commissioner Jones moved to approve, as conditioned FSP 1908-0001, a final subdivision**
26 **plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision**
27 **located at approximately 172 and 140 North Main Street (TIN:12-001-0212, 12-010-0213, &**
28 **12-001-0002). The recommendation was based on the findings and discussions in the Staff**
29 **Report with the following conditions:**

- 30 1) **The subdivision plat and improvement drawings shall be revised to address**
31 **Clearfield City Engineering requirements prior to final approval.**
- 32 2) **The project shall include the creation of a Home Owners Association (HOA) to**
33 **maintain all of the private common spaces of the project, including but not limited**
34 **to: landscaping, snow removal, building maintenance, trash collection, and open**
35 **space areas. The proposed CC&Rs shall be revised to provide the needed**
36 **information required by City Code and outlined in the staff report.**
- 37 3) **The power lines and utilities shall be placed underground to allow for the location of**
38 **street lights and street trees along the property frontage and within the furnishing**
39 **zone.**
- 40 4) **The applicant is responsible for the replacement or repair of deteriorated, damaged**
41 **or missing surface improvements surrounding the perimeter of the subdivision. This**
42 **includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip**
43 **improvements, driveways, etc.**

1 **5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision**
2 **Ordinance in the City Code shall be provided and will be subject to approval by the**
3 **City Engineer and City Attorney. The agreement for the public improvements shall**
4 **be established prior to obtaining any permits for the properties or plat being**
5 **recorded.**

6 **Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting**
7 **AYE – Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting**
8 **NO – None.**

9
10 PLANNING COMMISSIONERS' MINUTE

11
12 Youth Ambassador Bush – Nothing

13
14 Commissioner McAllister – Nothing

15
16 Commissioner Uccardi – Nothing

17
18 Commissioner Murray – Nothing

19
20 Commissioner Browning – Nothing

21
22 Commissioner Jones –Nothing

23
24 Commissioner Bigelow – Nothing

25
26 Chair Jugler – Announced his need to resign from the Commission by the end of October. He
27 would be moving to Layton.

28
29
30 There being no further business to come before the Planning Commission, **Commissioner Jones**
31 **moved to adjourn at 7:40 p.m. Seconded by Commissioner Uccardi.**
32
33
34
35
36
37
38
39
40
41
42



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Zack Ludlow, Planning Technician
Zach.Ludlow@clearfieldcity.org
801-525-2718

MEETING DATE: Wednesday, November 20, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1019-0014**, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). **Project Area:** 1.1 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of APPROVAL of **RZN 1019-0014**, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). **Location:** Approximately 1950 South Main Street. (TIN: 12-080-0030). **Project Area:** 1.1 Acres. **Planner:** Brad McIlrath (Legislative Matter).

COMMISSION RECOMMENDATION OPTIONS:

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

1. **Move to recommend Approval of RZN 1019-0014** to the Clearfield City Council, a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.
2. **Move to recommend Denial of RZN 1019-0014** to the Clearfield City Council, a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.
3. **Move to table RZN 1019-0014** and request additional time to consider the request.

BACKGROUND

The applicant is requesting the approval for the rezone of the subject property from R-1-8 (Residential) to R-1-6 (Residential) in order to subdivide the property into three single family lots (two flag lots and one standard lot) according to the standards of the R-1-6 Zone. The Clearfield City General Plan has been amended to allow a greater use of the R-1-6 Zone for single-family residential infill development. If rezoned, this property can be subdivided with the minimum lot size of 6,000 square feet. The Clearfield City General Plan supports this rezone request for single-family development in this area.

Public Comment

A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	As recently amended, the General Plan states, "The R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot single-family uses in areas designated as residential in the future land use map. The R-1-6 zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city" (p. 4). Based upon this guidance, the proposed rezone is supported by the General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	With changes to focus multi-family development along the downtown corridor, changes are needed to allow further use of the R-1-6 Zone. These amendments allow greater use of the R-1-6 Zone, and therefore this property is appropriate for the recent amendments and to be rezoned to R-1-6.

STAFF RECOMMENDATION/CONCLUSION

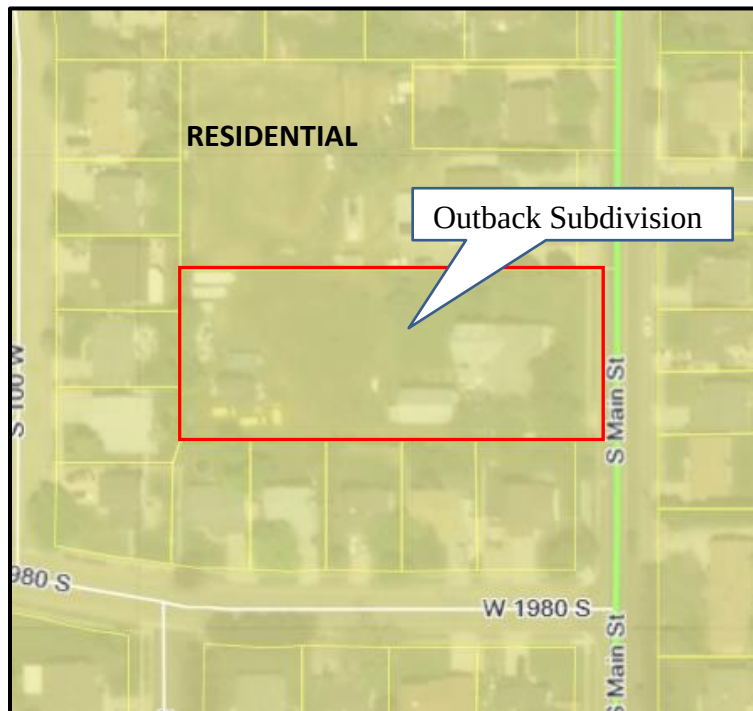
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council of **RZN 1019-0014**, for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.

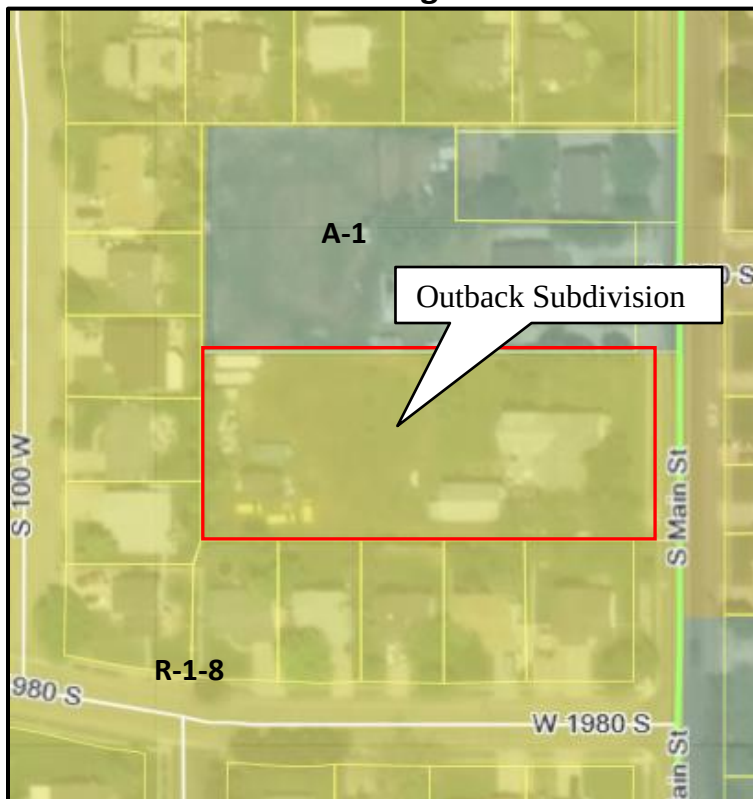
LIST OF ATTACHMENTS

1. Clearfield City General Plan
2. Zoning Map
3. Outback Subdivision Plat

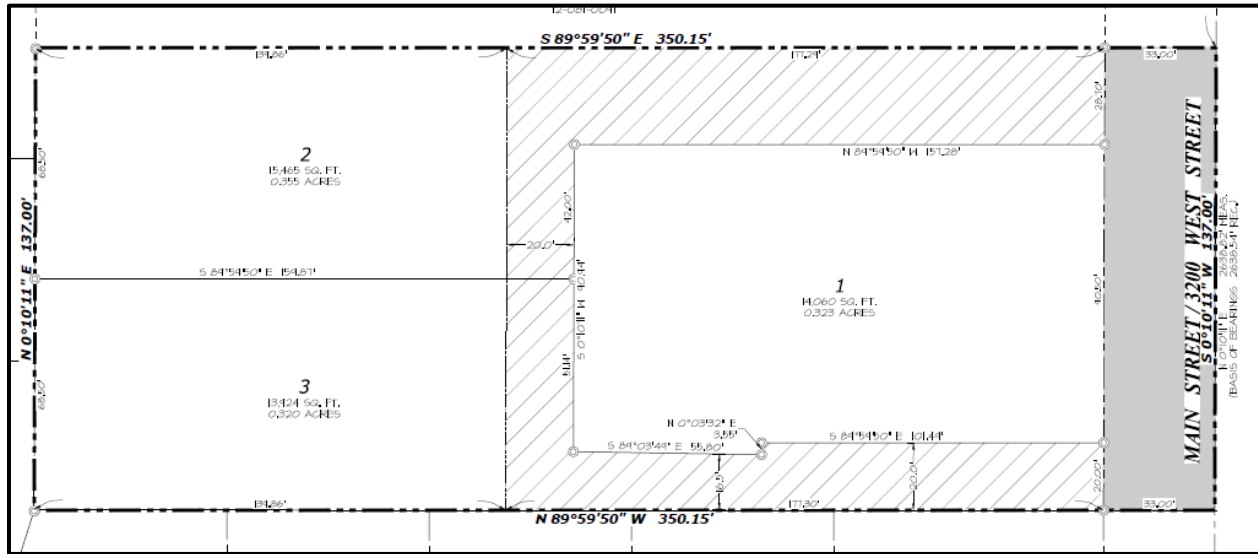
General Plan



Zoning



Outback Subdivision Plat





Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, November 20th, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1019-0018**, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). **Location:** Approximately 1100 South 1000 West. (TIN: 12-051-0046 & 12-051-0034). **Project Area:** 23.75 Acres. **Staff:** Spencer W. Brimley
(Legislative Matter)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 1019-0018**, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). This recommendation is based upon the findings outlined in this report.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

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

1. **Move to recommend approval of RZN 1019-0018**, to the Clearfield City Council, a zoning map amendment request by Clearfield City, on behalf of Syracuse City to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential), with additional conditions or restrictions.
2. **Move to recommend denial of RZN 1019-0018**, to the Clearfield City Council, a zoning map amendment request by Clearfield City, on behalf of Syracuse City to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential).
3. **Move to table RZN 1019-0018** and request additional time to consider the request.

BACKGROUND & ANALYSIS

The City is requesting approval for the rezone of the subject property from A-1 (Agricultural) to R-1-6 (Residential) in order to subdivide the property according to the standards of the R-1-6 Zone. The property is owned by Syracuse City, but is within the municipal boundaries of the City of Clearfield. It is located directly south and east of current single subdivisions in this area of the City. Lot size in the R-1-6 requires no less than 6,000 square feet. The City of Syracuse has provided a concept plan for the layout, but the actual subdivisions will not take place until boundary adjustment process between the cities is completed, in January of 2020. Rezoning the property provides the needed zoning for future development of single family dwellings, prior to it being sold for private development. Syracuse City,

following the boundary adjustment, plans to utilize the portion they retain for a much needed cemetery expansion. This expansion is meant to accommodate any future demand and needs for the cemetery.

If rezoned, this property can be subdivided with the minimum lot size of 6,000 square feet which would be smaller than the surrounding subdivisions, but consistent with the opportunities for the infill of housing development within the City and the region.

November 12, 2019 Municipal Boundary Adjustment Council Discussion

- As discussed in the January 2018 work session, Clearfield City and Syracuse City are considering a solutions for the approximate 20 acers owned by Syracuse that is within the Clearfield City Boundary adjustment associated with the planned expansion of the Syracuse Cemetery.
- Syracuse would like to see a portion utilized for their cemetery expansion, while Clearfield would like to see the development of additional single family dwellings in the City.
- The adjustment of the boundary would add approximately 7.8 acres to Syracuse City. The remaining 12.22 acres of Syracuse-owned land will remain in Clearfield City. The remaining property will provide additional single family dwelling development, under a proposed R-1-6 zoning. Attached you will find a map outlining the approximate location of the proposed municipal boundaries.
- Per State law, a series of City Council actions, notices, and public hearings are required for the boundary adjustment to occur. Attached is an outline of the proposed timeline.
- This resolution approved by the Council during their policy session on November 12, 2019 provides notice of the City's intent to adjusting its boundaries, and directs staff to schedule the required public hearings and notices. Syracuse City proposed and adopted a resolution of the same effect.

Public Comment

A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	As recently amended, the General Plan states; <i>"The R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot single-family uses in areas designated as residential in the future land use map. The R-1-6 zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city" (p. 4).</i> Based upon this guidance, the proposed rezone is supported by the General Plan.
	With changes to focus multi-family development along the downtown corridor, the R-1-6 Zone is the preferred infill

Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	zone for single family development within the City. Zoning map amendments of this type allow for greater use of the R-1-6 Zone, it is therefore appropriate and consistent for the requested rezone to R-1-6 for this parcel of land.
---	---

STAFF RECOMMENDATION/CONCLUSION

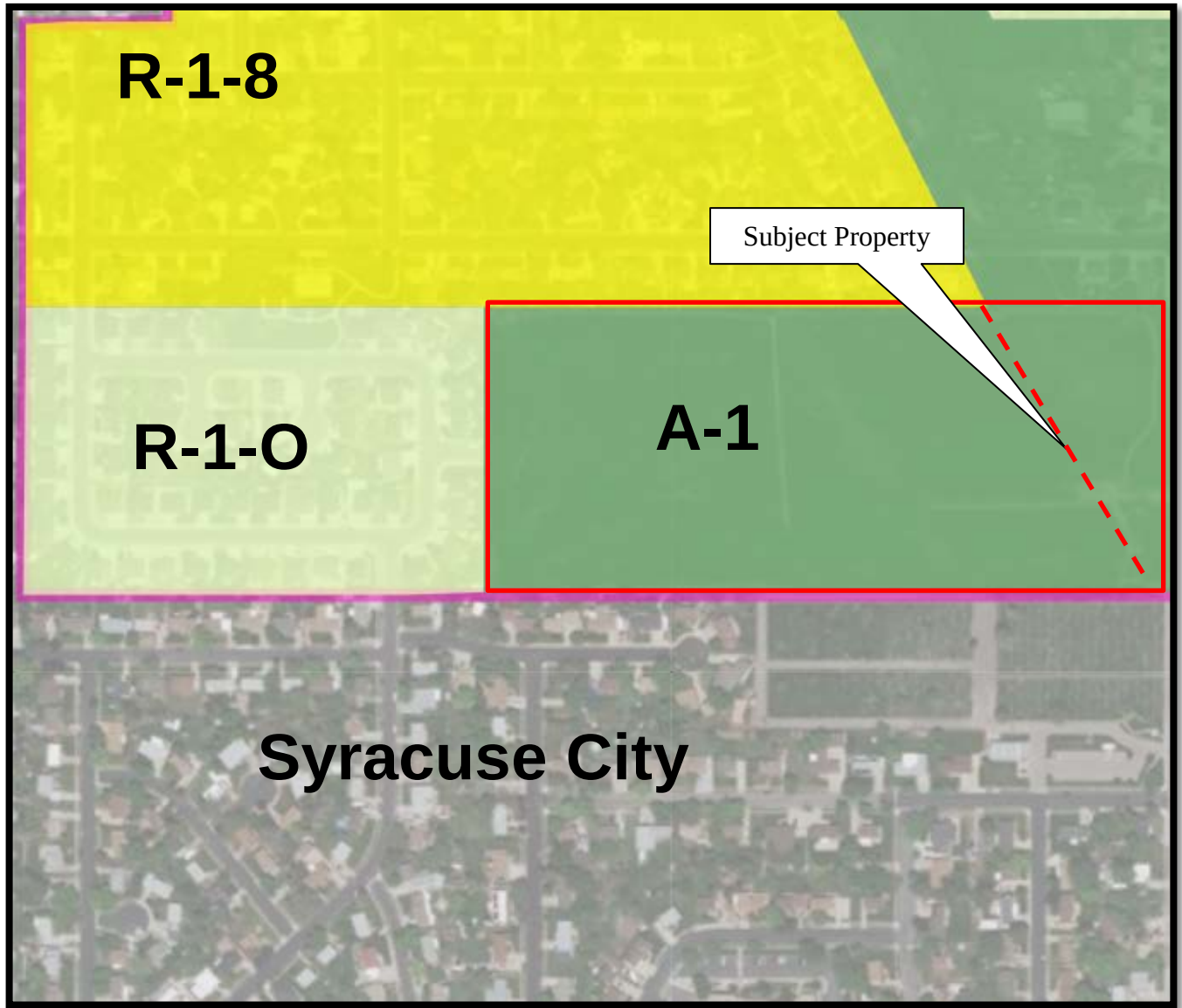
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council of RZN 1019-0018, for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.
3. The rezone of this property to R-1-6 and development in accordance with those standards is consistent with the character and design of the adjacent Tanner Heritage Estates and Meadow Park Subdivision. No. 3, 5, 6 and 10.

ATTACHMENTS

1. Zoning Map
2. Boundary Adjustment map
3. Subdivision Concept
4. Boundary Adjustment Timeline (tentative)

ZONING MAP





12-051-0046, Syracuse City, 20.02 acres

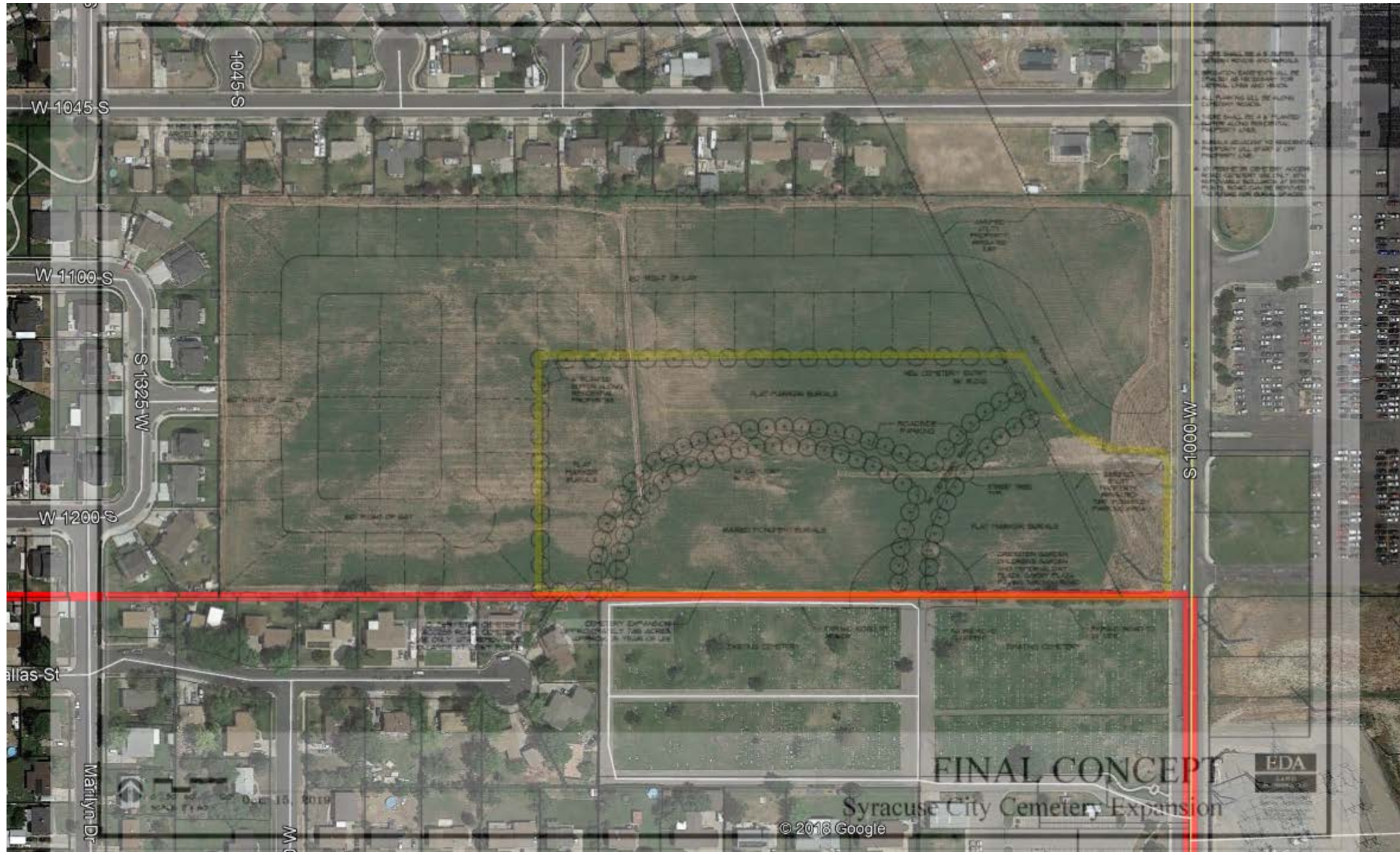
12-051-0034, Utah P & L, 3.73 acres

To remain in Clearfield for SFD
- Approx. 12.22 acres

Syracuse Land to be Annexed
Approx. 7.8 Acres

RMP Land to
be Annexed
Approx
.92 acres

CLEARFIELD CITY BOUNDARY
SYRACUSE CITY BOUNDARY



Anticipated Process for the Boundary Adjustment between Clearfield and Syracuse City

Although subject to modifications as deemed necessary and in accordance with Utah State Code, the following represents an anticipated timeline related to required process for Boundary Adjustment between Clearfield and Syracuse City. Items listed will be required of each City as outlined in Utah Code Annotated § 10-2-419:

- | | |
|--|--|
| November 12, 2019: | Consider Approval of Resolution 2019R-21 announcing the Intent of the municipal legislative body to adjust a common boundary; (a public hearing on the proposed adjustment will be held no less than 60 days after the adoption of the proposed resolution) |
| November 17 & 24, 2019,
December 1, 2019: | Publish Notice of Intention for Boundary Adjustment between Clearfield and Syracuse City in the Standard Examiner, as required by Utah Coded Annotated § 10-2-419(4) once a week for three consecutive weeks. |
| January 14, 2020: | Public Hearing will be held at the regular meeting place of the Clearfield City Council in the Clearfield City Hall, 55 South State Street, Clearfield, Utah, at 7:00 p.m. on Tuesday, January 14, 2020. |
| March 10, 2020: | Final Notice of impending boundary action and approved final location plat submitted to the office of the Lt. Governor within 60 days of both City Council approvals |
| March 20, 2020: | Submit the notice of impending boundary action, certificate of boundary adjustment, final local entity plat, and certified copy of ordinances approving boundary adjustments, after receiving issuance of certificate of boundary adjustment. |

Boundary adjustment is effective either July 1 or January 1, following certificate of issuance by Lt. Governor's Office.

Specific Clearfield City actions to be taken

January 14, 2020:	Following a public hearing Clearfield City Council, may take action by approving the proposed boundary adjustment.
*November 20, 2019:	Planning Commission consideration of the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
*December 3, 2019:	City Council work session to consider and discuss the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
*December 10, 2019:	City Council consideration, discussion and possible action for the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
March 10, 2020:	If approved, on or about this date the signed plats will be sent to the Lt. Governor's Office for processing within 10 days.
March 20, 2020:	On or about this date, the annexation will be recorded with Davis County.
*Month Day, 2020:	Planning commission considers approval of preliminary plat and recommendation of final plat for the purpose of single family development.
*Month Day, 2020:	City Council, in a work session will discuss the request for final plat for the purpose of single family development.
*Month Day, 2020:	City Council consideration, discussion and possible action considers approval of the final plat for the purpose of single family development.



Planning Commission

STAFF REPORT

AGENDA ITEM
#3

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, June 5th, 2019

SUBJECT: Discussion and Possible Action on **PSP, FSP 1019-0011**, a preliminary and final subdivision plat request by Stuart Smith to subdivide 1.1 acres of the subject property into three lots for the purpose of a single family development. **Location:** Approximately 1950 South Main Street. (TIN: 12-080-0030). **Project Area:** 1.1 Acres. **Planner:** Brad McIlrath (**Administrative Matter**).

RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, PSP 1019-0011**, a preliminary subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030). This recommendation is based on the subdivision discussion and findings in the Staff Report.

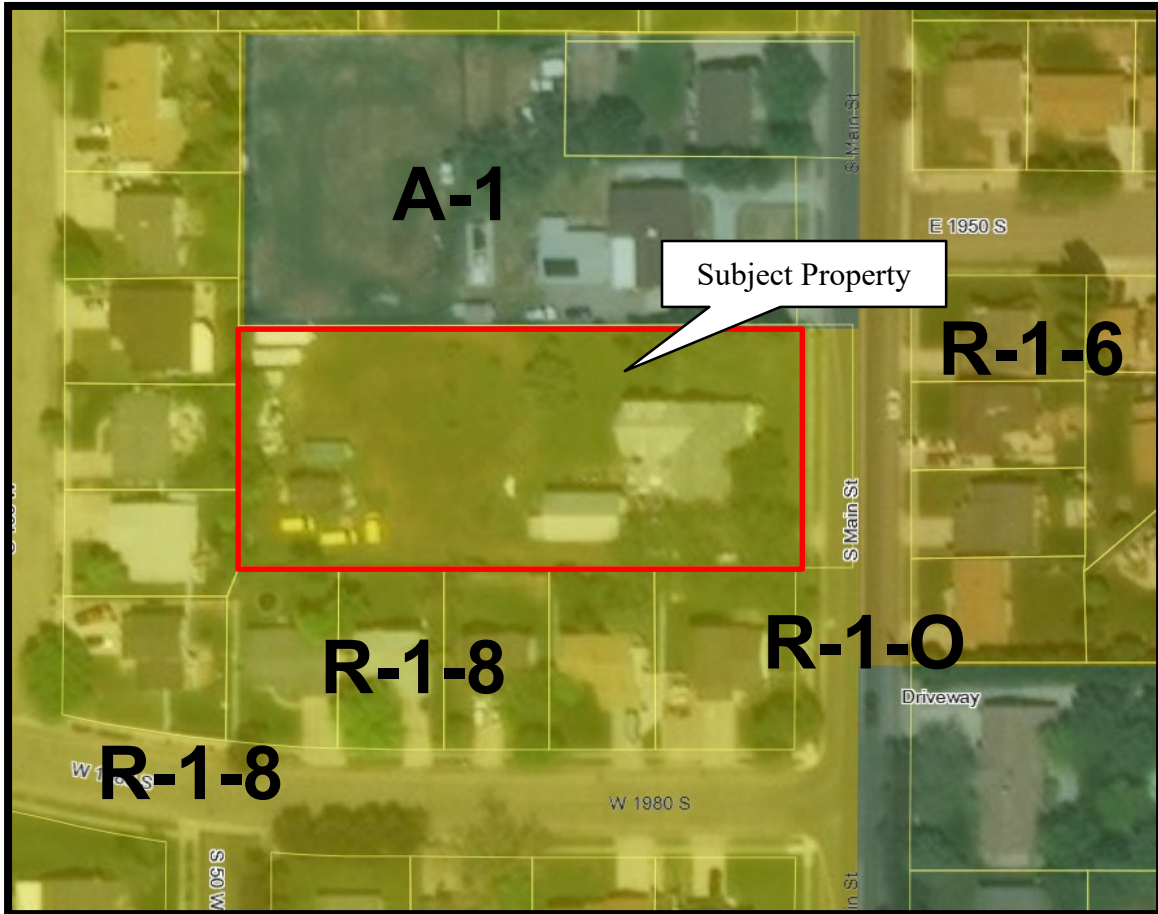
Staff recommends that the Planning Commission forward a recommendation of **approval** to the Clearfield City Council for **FSP 1019-0011 as conditioned**; a final subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Outback Subdivision
Site Location	1950 South Main Street
Tax ID Number	12-080-0030
Applicant	Stuart Smith
Owners	Mainline Construction, Inc.
Proposed Actions	Preliminary and Final Subdivision Plat Approval
Current Zoning	R-1-8 (Residential) request to R-1-6 (Residential)
General Plan Land Use Classification	Residential
Gross Site	1.1 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	A-1 (Agricultural)	Residential
East	Residential Single-Family	R-1-6 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide this property into two flag lots and one regular lot subject to the development standards of the R-1-6 zone. The two flag lots will each have access on either side of the regular lot and are designed to allow full access for ambulance and fire truck apparatus. Lot 1 (the front regular lot) will have an area of 14,060 square feet (0.323 acres) and will allow the existing home to remain in place. Lot two (the north flag lot) will have an area of 15,465 square feet (0.355 acres) and is provided with a 28.70 foot access flag stem for the property. Lot 3 (the south flag lot) will have an area of 13,924 square feet (0.320 acres) and will have a 20 foot access flag stem that narrows to 18.5 feet next to the existing detached garage located on Lot 1.

Lots 2 & 3 are provided with a cross access easement that is 20 feet wide between the two properties and encompasses the entirety of the access stems of each lot. The purpose behind the cross access easement is to ensure full access for emergency vehicles, especially fire trucks. Without this shared access easement, each lot would be required to provide a fire truck turnaround. Based upon multiple conversations with the Deputy Fire Chief at the North Davis Fire District, this was the design that was acceptable for safe and convenient fire access.

General Plan and Zoning

The subdivision request is running concurrently with a rezone request to rezone the existing property from R-1-8 (Residential) to R-1-6 (Residential). Every single-family zone has minimum standards for property width and size. The proposed lots exceed all of the minimum standards of the R-1-8 zone, except that each flag lot does not meet the minimum property width. To accommodate the flag lots, the applicant is requesting the change to R-1-6, so each lot will meet the minimum development standards for the zone in which they are located.

As stated in the rezone report, the General Plan was amended earlier this year to allow the use of the R-1-6 zone for single-family residential development throughout the City. It is primarily identified as an appropriate zone for residential infill developments, as opposed to multi-family zoning districts that have been used in the past. If this property is not developed as proposed with this rezone, and the rezone is approved, any future development will need to comply with the R-1-6 zone standards. Based upon the R-1-6 zoned subdivision to the east and the recent changes to the General Plan, staff supports the rezone regardless of how the property is ultimately subdivided. With relation to this subdivision request, the lots all comply with the development standards of the R-1-6 zone.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission includes an improvement plan, an erosion control plan, and a storm water pollution prevention plan (SWPPP). The Clearfield City Engineer is reviewing the plans and will provide a review letter prior to the City Council meeting. As required by ordinance, the applicant will need to provide a Geotechnical report for review by the City Engineer. Public Works staff along with the North Davis Fire District have reviewed this subdivision and provided direction prior to submittal for City approval. A review letter from the North Davis Fire District will be provided prior to the City Council meeting.

Public Comment

A public notice sign was posted on November 12, 2019. As of the date of this report, neighbors have called regarding the project, but none have been in opposition to the subdivision and rezone.

PRELIMINARY AND FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission approve the preliminary subdivision plat and recommend approval of the final subdivision plat to the Clearfield City Council, subject to the following conditions:

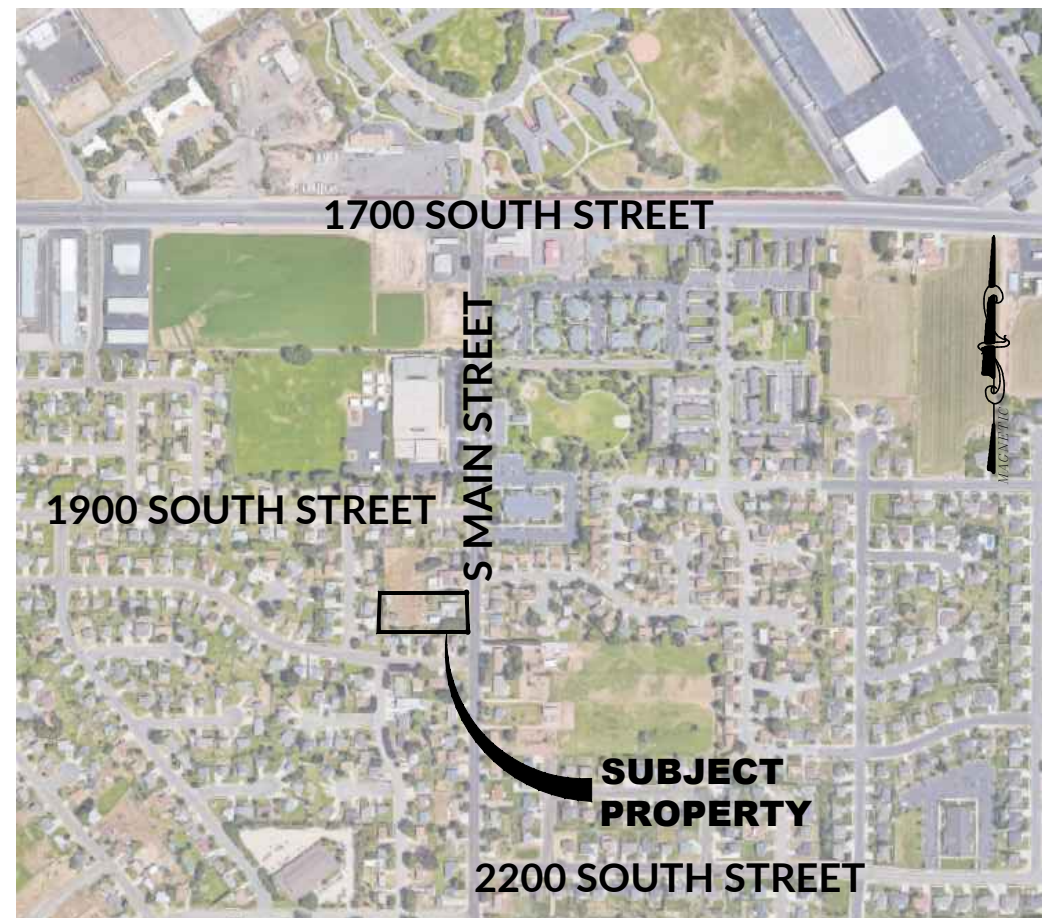
- 1) Approval of the subdivision is subject to approval of the requested rezone from R-1-8 (Residential) to R-1-6 (Residential). If approved, the subdivision and lots shall comply with the development standards of the R-1-6 zone.
- 2) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.

- 3) 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.
- 4) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.

ATTACHMENTS

1. Subdivision Plat
2. Subdivision Improvement Drawings

VICINITY MAP



OUTBACK SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,
CLEARFIELD CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT** DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **9239283** IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 17-23-17, AND BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

OUTBACK SUBDIVISION

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.

TENTATIVE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CLEARFIELD CITY, DAVIS COUNTY UTAH.

BEGINNING 1406.00 FEET SOUTH 0°10'11" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89°59'50" WEST 350.15 FEET; THENCE SOUTH 0°10'11" WEST 137.0 FEET; THENCE SOUTH 89°59'50" EAST 350.15 FEET TO SAID SECTION LINE; THENCE NORTH 0°10'11" EAST 137.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 47,910 SQ.FT. OR 1.101 ACRES

NARRATIVE

BRASS CAP STREET MONUMENTS WERE FOUND AT THE NORTHEAST AND THE EAST QUARTER CORNERS OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF CLEARFIELD, DAVIS COUNTY UTAH.

A LINE BEARING NORTH 0°10'11" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 14, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR KATIE'S PLACE NO. 1 PREPARED BY MICHAEL L. LUND, DATED DECEMBER 5, 1986 AND RECORDED JANUARY 28, 1987 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF OUTBACK SUBDIVISION, AND HEREBY DEDICATE AND GRANT TO THE OWNERS OF LOT 2 AND LOT 3, A CROSS ACCESS EASEMENT, THE SAME TO BE USED BY SAID LOT OWNERS FOR INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THEIR RESPECTIVE LOTS, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SAID OWNERS OF LOT 2 AND LOT 3, A PRIVATE UTILITY EASEMENT AS DEFINED HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES TO SERVE THEIR RESPECTIVE LOTS; AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO CLEARFIELD CITY, ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE), THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY CLEARFIELD CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2019.

XXXX

XXXX

ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 2019 BY _____

RESIDING AT: _____ NOTARY PUBLIC (PRINT NAME)

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED _____, 2019 AT
_____ IN BOOK _____ OF
OFFICIAL RECORDS PAGE _____
RECORDED FOR _____
CITY.

DAVIS COUNTY RECORDER
BY: _____ DEPUTY

PARTICIA
AINSWORTH
12-150-0021

DIANE
STAPLEY
12-150-0020

DENNIS &
WENDY
BYINGTON
12-150-0019

CURTIS
COOK
12-150-0017

BRENT &
ANDREA
CORBRIDGE
12-150-0016

KELLY & KIM
EHLERS
12-150-0015

EDWARD &
CLAUDIA
DOLLMAYER
12-150-0014

PAUL & HEIDI
STEGEN
12-150-0013

NORTHEAST CORNER
SEC 14, T4N, R2W, S1B4M
(FOUND BRASS CAP)

EAST QUARTER CORNER
SEC 14, T4N, R2W, S1B4M
(FOUND BRASS CAP)

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
--- BOUNDARY LINE
--- ADJACENT PROPERTY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- SECTION LINE
--- CENTER LINE

SECTION CORNER

PROPERTY CORNER TO BE
SET WITH 5/8" REBAR & CAP
OR NAIL & WASHER
STAMPED "SILVERPEAK ENG"

CROSS ACCESS EASEMENT

DEDICATED FOR PUBLIC
RIGHT-OF-WAY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____
2019 BY THE CLEARFIELD CITY PLANNING
COMMISSION.

PLANNING COMMISSION CHAIR

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____
2019 BY THE CLEARFIELD CITY ENGINEER.

CLEARFIELD CITY ENGINEER

CITY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF _____
2019 BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

CITY COUNCIL APPROVAL

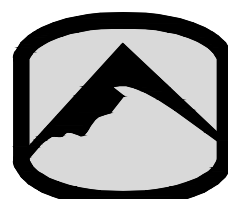
APPROVED THIS ____ DAY OF _____
2019 BY THE CLEARFIELD CITY COUNCIL.

MAYOR

ATTEST: _____

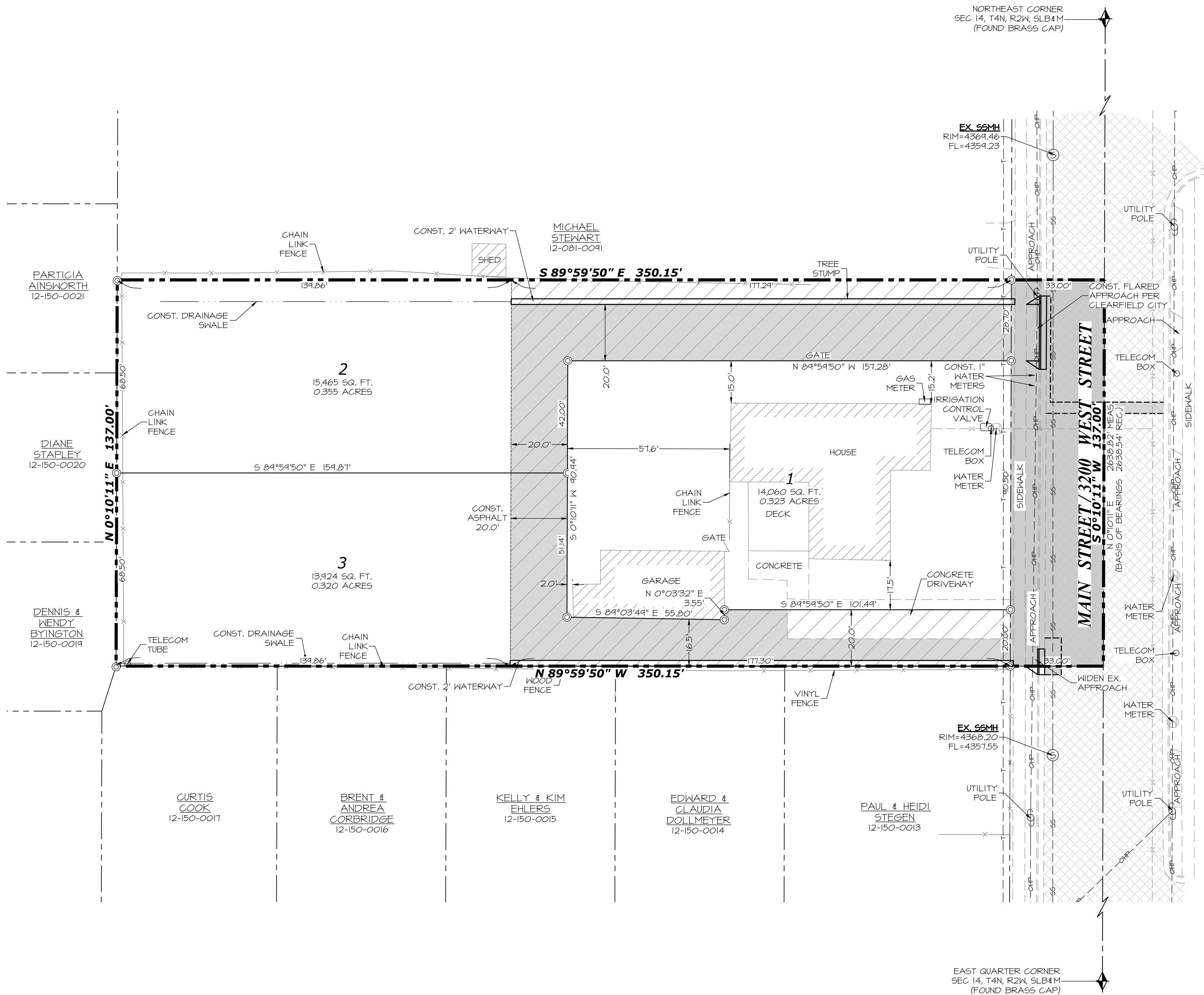
CITY RECORDER

SILVERPEAK
ENGINEERING



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

0 30 60 120
HORIZONTAL SCALE: 1"=30'



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

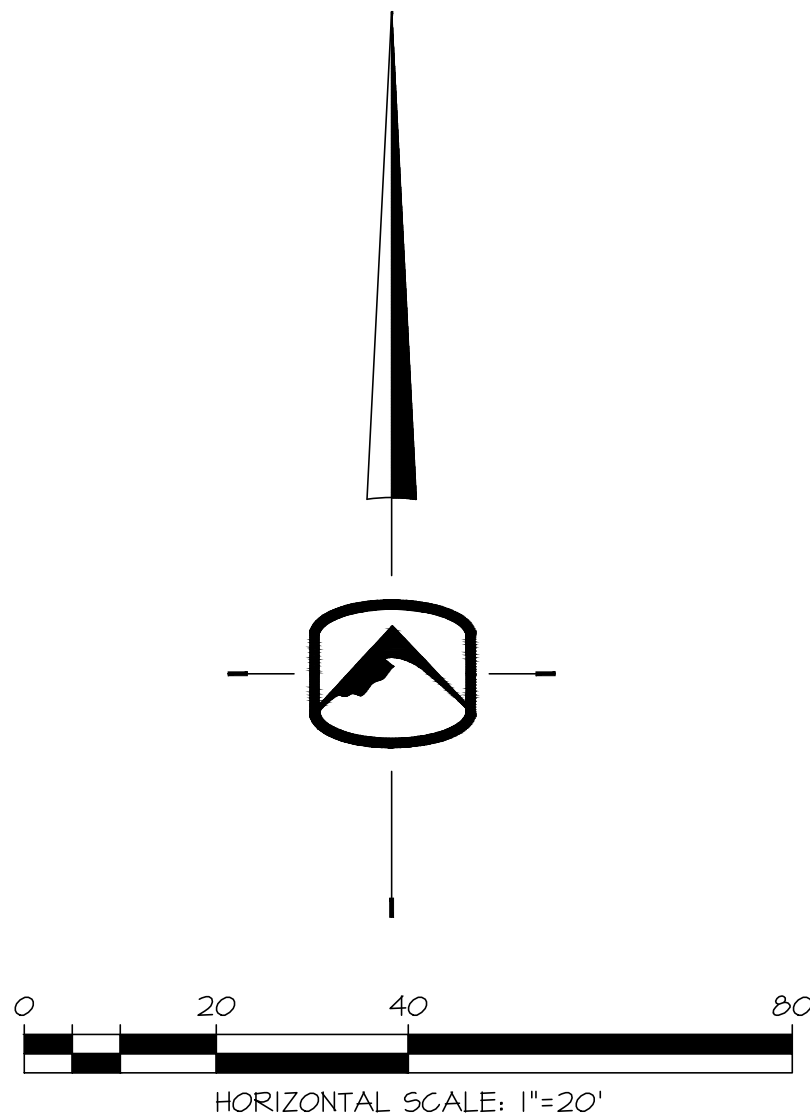
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	SECTION CORNER
---	STREET MONUMENT
---	EG CONTOUR MINOR
---	EG CONTOUR MAJOR
---	EXISTING ASPHALT
---	EXISTING CURB & GUTTER
---	EXISTING TREE
---	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER
---	STAMPED "SILVERPEAK ENG"
---	PROPERTY CORNER FOUND
---	CROSS ACCESS EASEMENT

BOUNDARY DESCRIPTIONS

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CLEARFIELD CITY, DAVIS COUNTY UTAH.

BEGINNING 1406.00 FEET SOUTH 0°10'11" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 84°59'50" WEST 350.15 FEET; THENCE SOUTH 0°10'11" WEST 137.0 FEET; THENCE SOUTH 84°59'50" EAST 350.15 FEET TO SAID SECTION LINE; THENCE NORTH 0°10'11" EAST 137.00 ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 47,410 SQ.FT. OR 1.101 ACRES



SEAL:

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



**SILVERPEAK
ENGINEERING**

WWW.SILVERPEAKENG.COM

SURVEY

CIVIL

STRUCTURAL

OUTBACK SUBDIVISION
1950 SOUTH MAIN STREET
CLEARFIELD, UTAH

DATE: 10/01/2019
PROJECT: 19-210
DRAWN BY: CGR

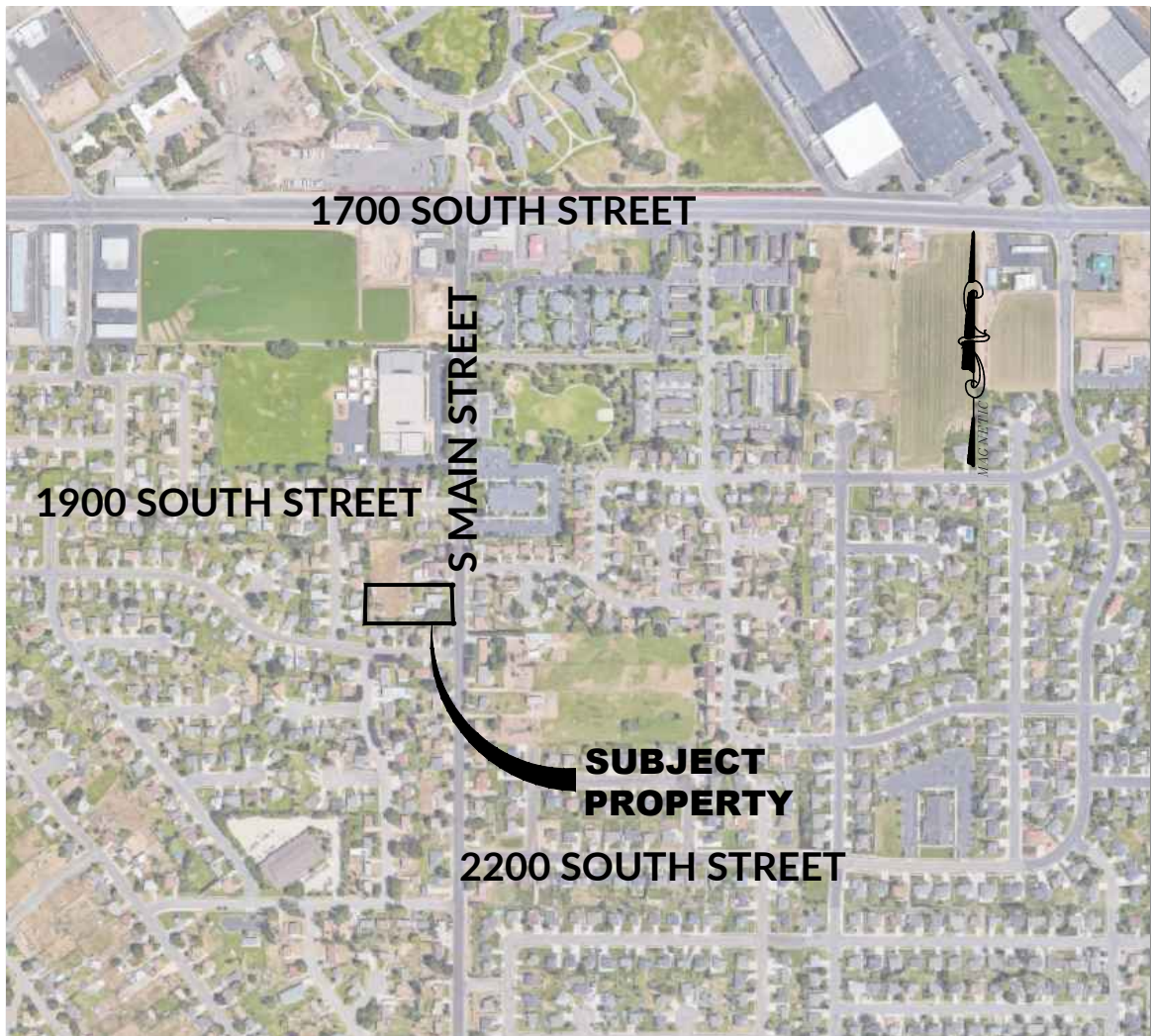
REVISIONS:

SITE PLAN

SHEET NUMBER:
C100

SEAL:

VICINITY MAP



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

WWW.SILVERPEAKENG.COM

SURVEY

CIVIL

STRUCTURAL

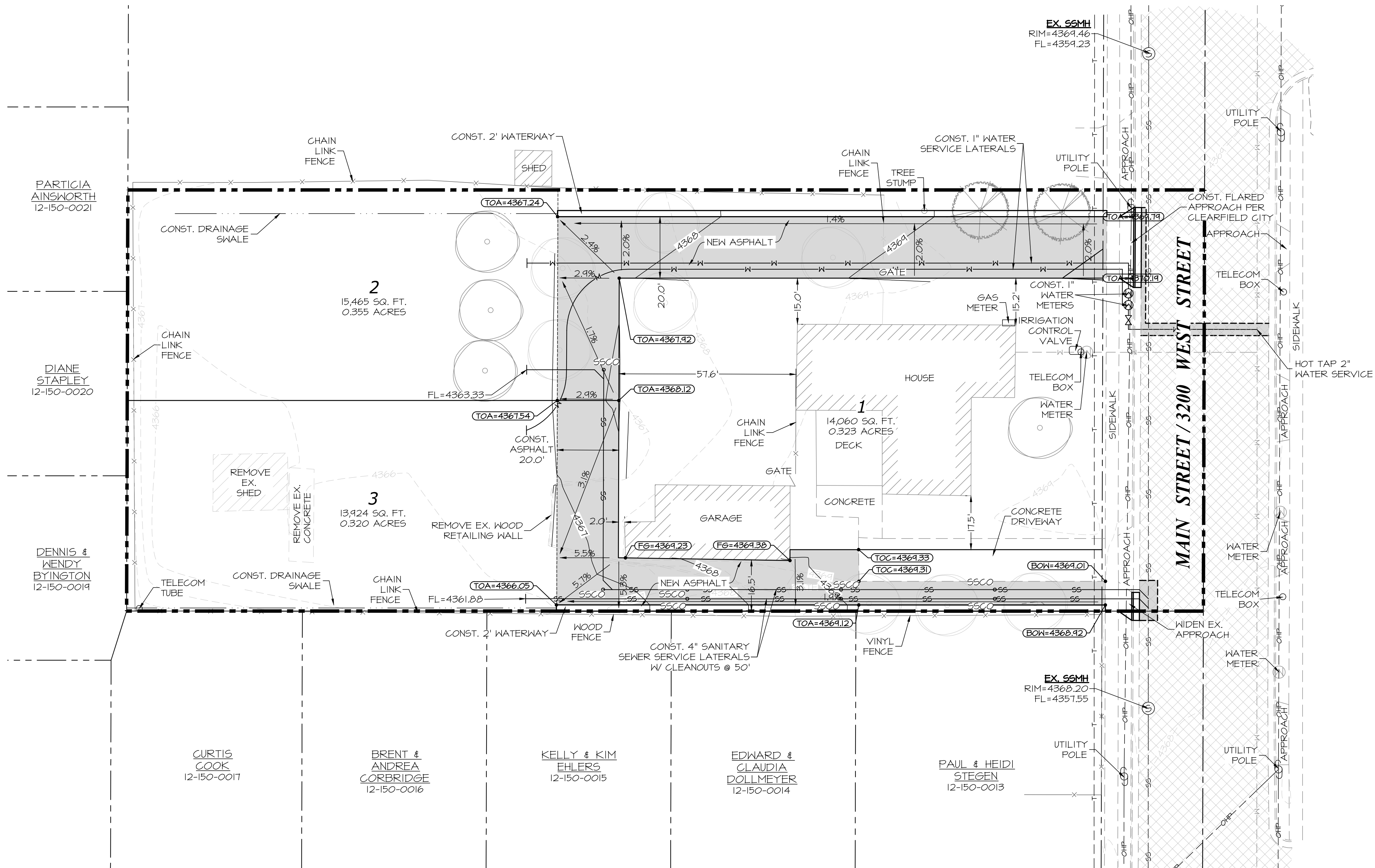
OUTBACK SUBDIVISION
1950 SOUTH MAIN STREET
CLEARFIELD, UTAH

DATE: 10/01/2019
PROJECT: 19-210
DRAWN BY: CGR

REVISIONS:	

IMPROVEMENT
PLAN

SHEET NUMBER:
C200



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	SECTION CORNER
---	STREET MONUMENT
---	EG CONTOUR MINOR
---	EG CONTOUR MAJOR
---	EXISTING ASPHALT
---	NEW ASPHALT
---	EXISTING CURB & GUTTER
---	EXISTING TREE
---	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
---	PROPERTY CORNER FOUND

BOUNDARY DESCRIPTIONS

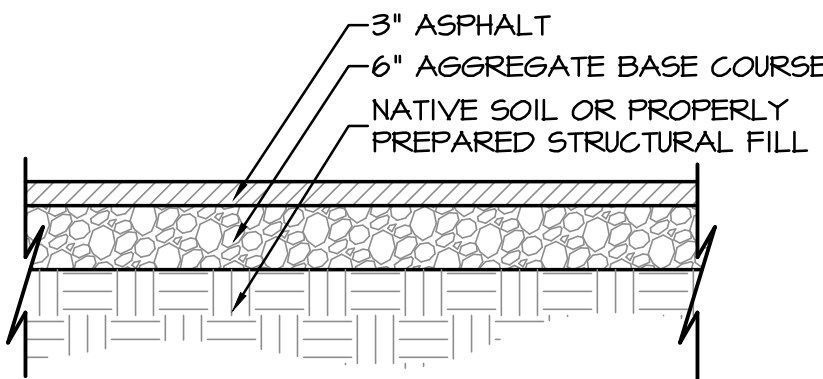
A PART OF THE NORTHEAST QUARTER, OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CLEARFIELD CITY, DAVIS COUNTY UTAH;

BEGINNING 1406.00 FEET SOUTH 0°10'11" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 84°54'50" WEST 350.15 FEET; THENCE SOUTH 0°10'11" WEST 137.0 FEET; THENCE SOUTH 84°54'50" EAST 350.15 FEET TO SAID SECTION LINE; THENCE NORTH 0°10'11" EAST 137.00 ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 47,910 SQ.FT. OR 1.101 ACRES

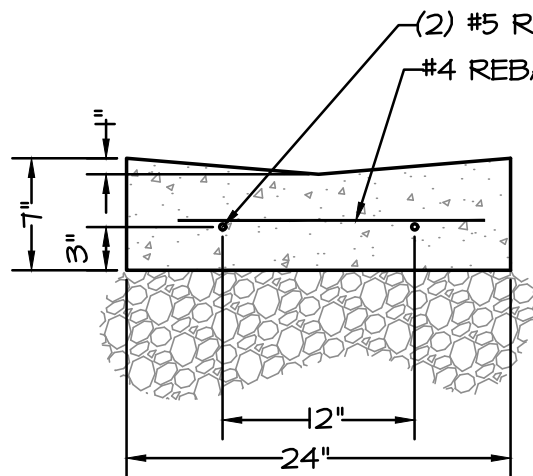
TYPICAL PAVING SECTION

NOT TO SCALE



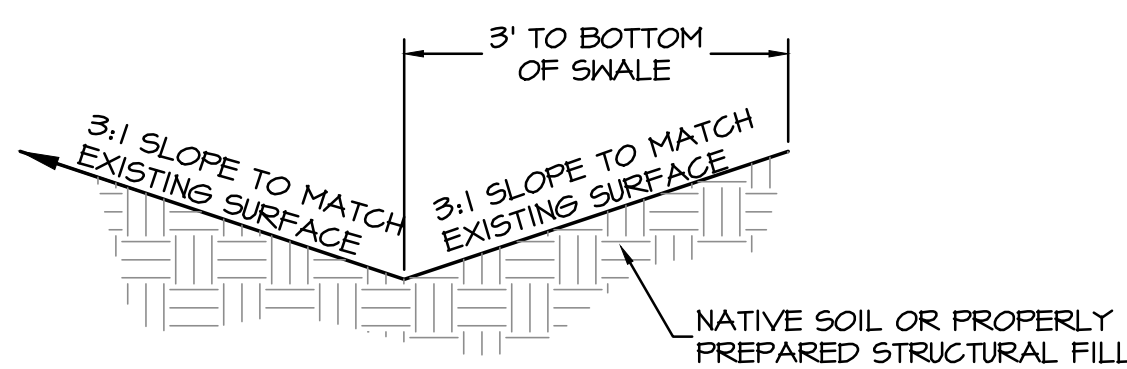
2' WATER WAY

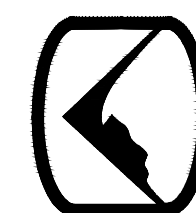
NOT TO SCALE



SWALE DETAIL

NOT USED





**SILVERPEAK
ENGINEERING**

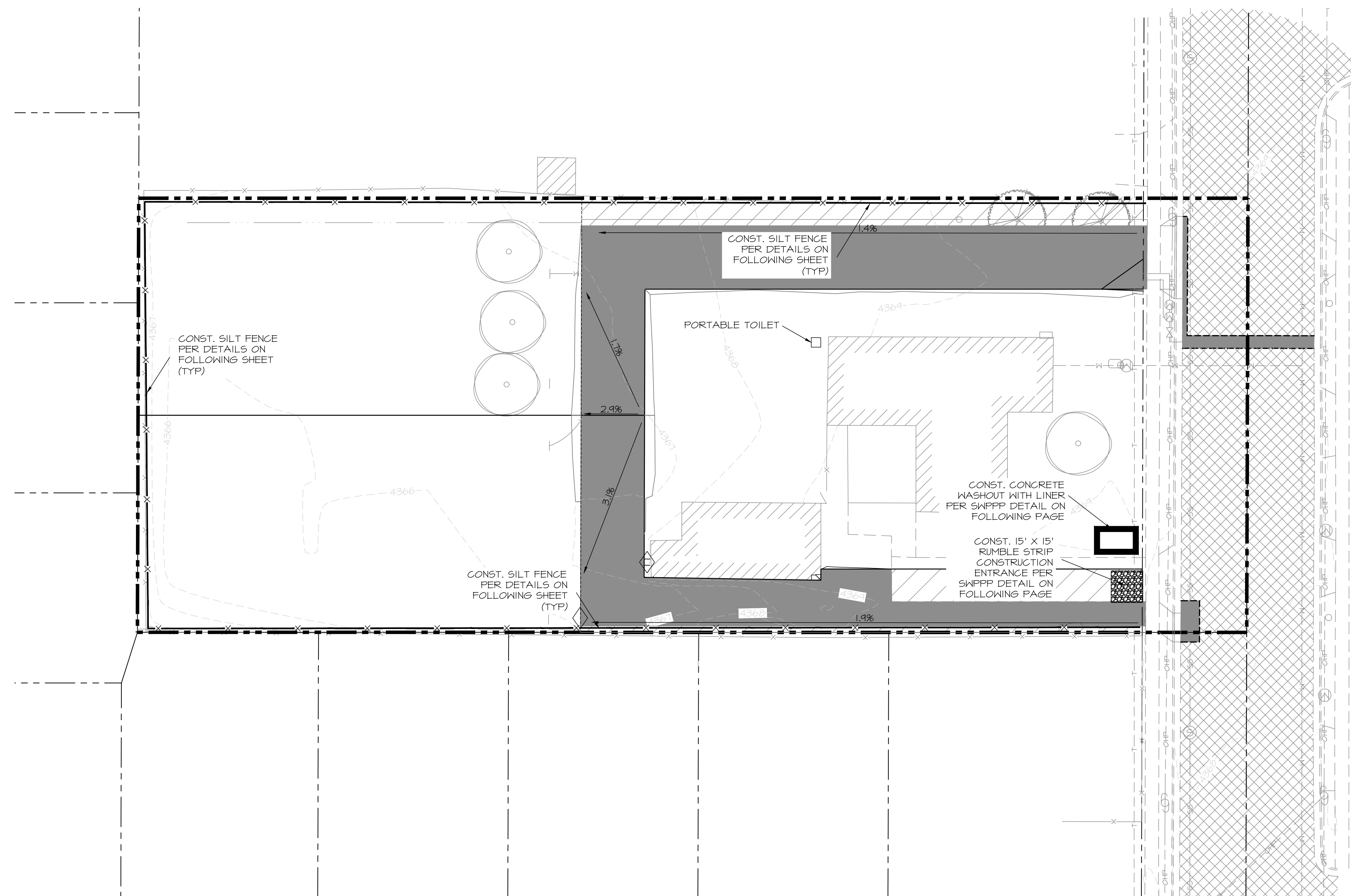
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

**OUTBACK SUBDIVISION
1950 SOUTH MAIN STREET
CLEARFIELD, UTAH**

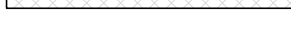
DATE: 10/01/2019
PROJECT: 19-210
DRAWN BY: CGR
REVISIONS:

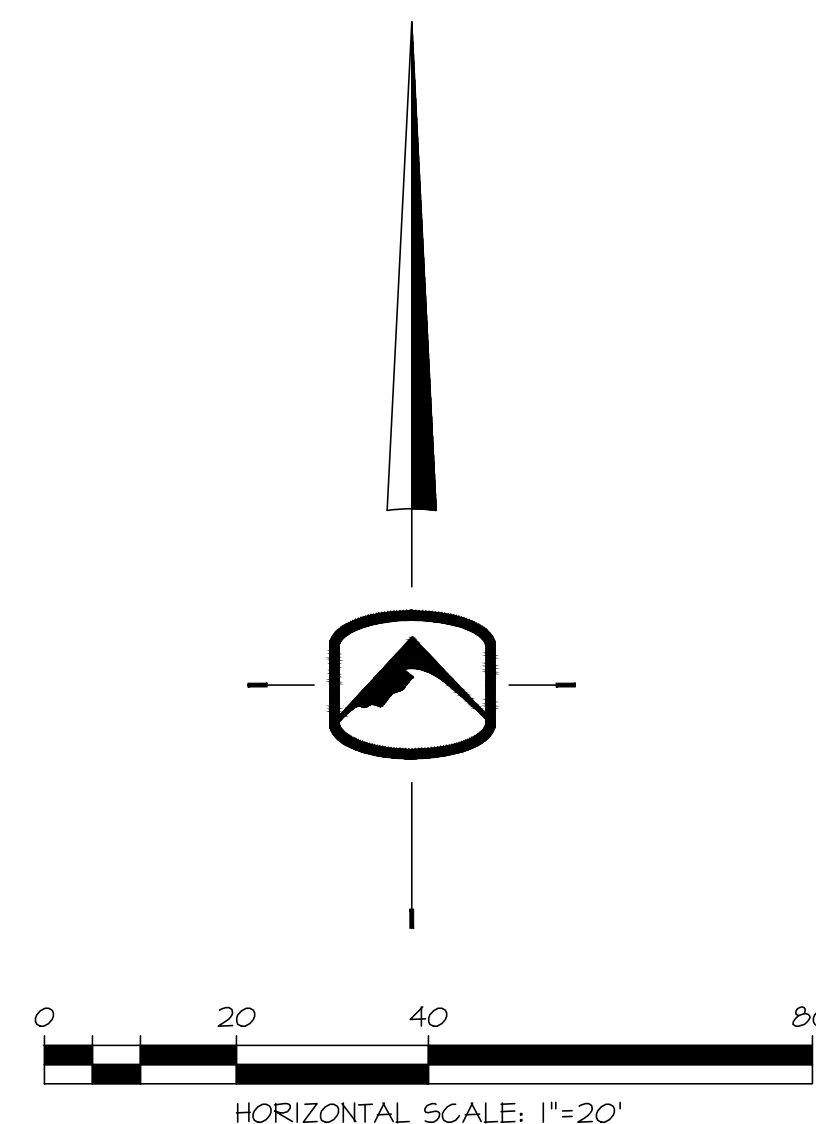
EROSION CONTROL PLAN

SHEET NUMBER:
C300



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE AFFICABLE	
—————	BOUNDARY LINE
——SD——	NEW STORM DRAIN
——SD——	EX. STORM DRAIN
——4250——	EG CONTOUR MINOR
——4250——	EG CONTOUR MAJOR
——4250——	FG CONTOUR MINOR
——4250——	FG CONTOUR MAJOR
	NEW ASPHALT
	PER X-SECTION
	EXISTING ASPHALT
=====	EXISTING CURB & GUTTER
=====	CONST. CURB & GUTTER
=====	PER X-SECTION
——X——	CONST. SILT FENCE
	SD INLET PROTECTION

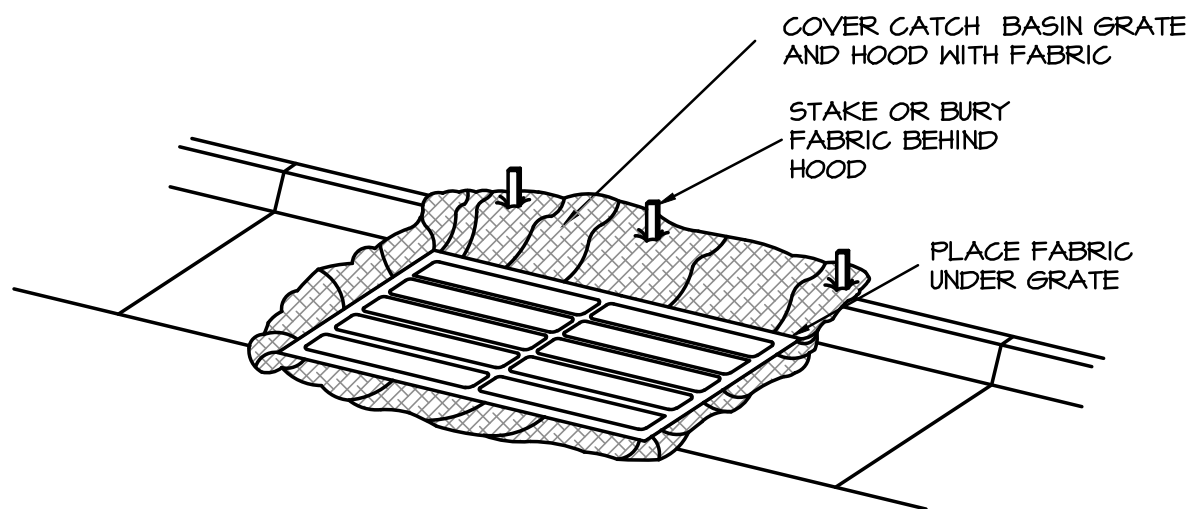
***EROSION CONTROL PLAN***

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

OUTBACK SUBDIVISION

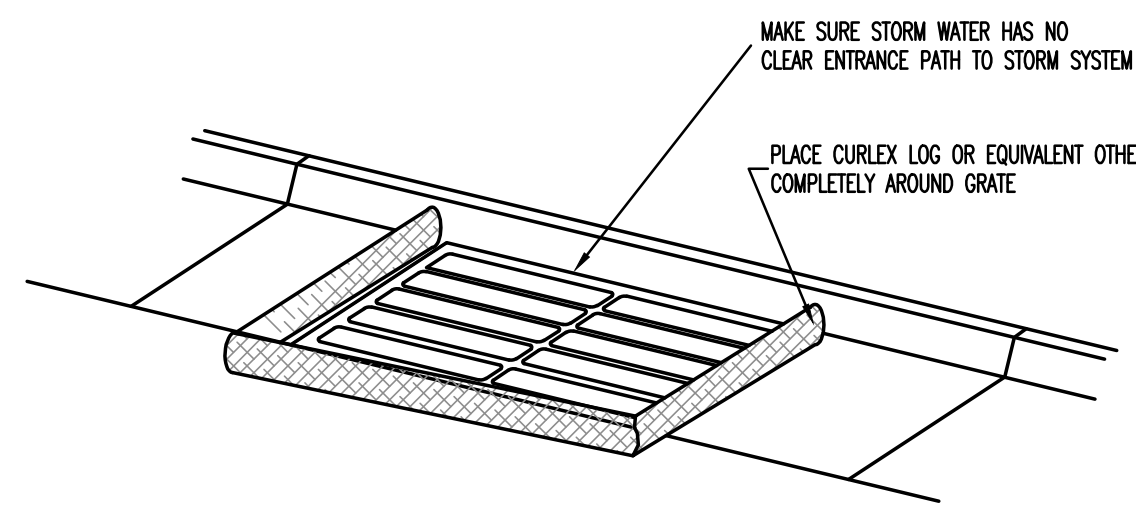
STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

DEFINITIONS



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.

INLET PROTECTION

NOTES:

1. USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

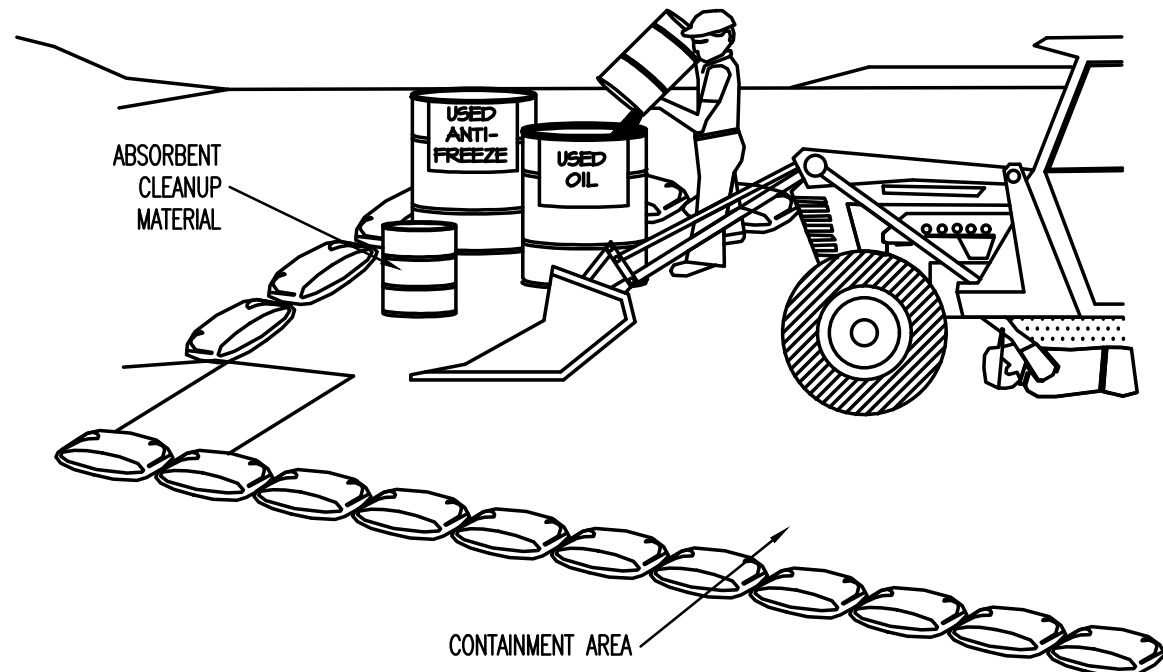
1. CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2. FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
 - A. "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
 - B. CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
3. FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
 - A. "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
 - B. CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

1. A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED.
2. CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REVEGETATION

1. SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
2. PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
3. SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.



EQUIPMENT MAINTENANCE/REPAIR

NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
 2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.
 3. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
 4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.
 6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
 7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.
11. REFERENCES
 - A. PLAN PER SILVERPEAK ENGINEERING.
 - B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING
 12. THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF TWO NEW RESIDENTIAL LOTS AND ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS.
 13. THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION IS [xxx]
 14. A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVERTED TO A STORM DRAIN INLET.
3. DISTURBED AREAS SHALL BE SEED BY THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME. OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
4. THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

- A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
- B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
- C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

- A. PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
- B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

- A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED. COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

- A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
- B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
- C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

- A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
- B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
- C. PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

- A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
- B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
- C. DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION

1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

- A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
- B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
- C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
- D. THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

- A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
- B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.

- C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

1. MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2. ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3. ALL PAVED AREAS SHALL BE SWEEP WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4. WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
6. STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS, FUELS, MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS, RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLODGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

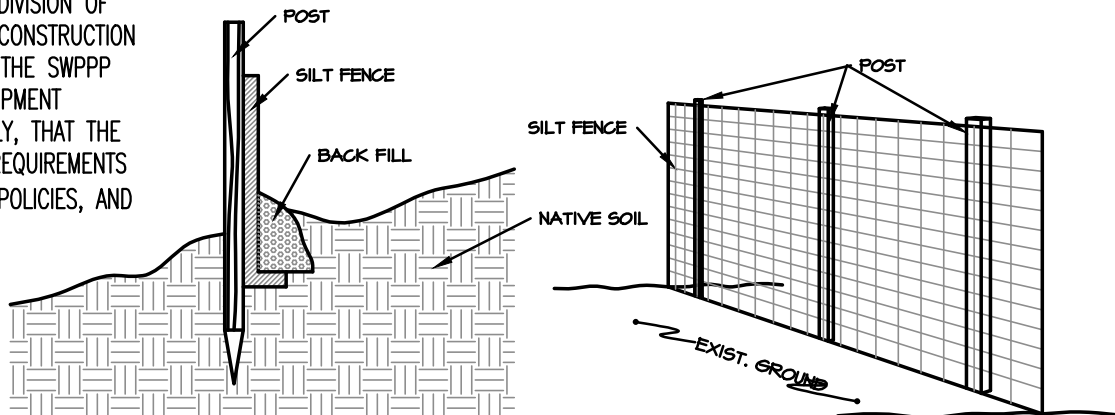
7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(f)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE, INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLECTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.



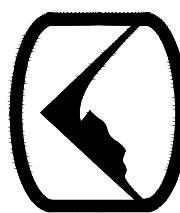
SILT FENCE DETAIL

SWPPP NOTES



SEAL:

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY

OUTBACK SUBDIVISION
1950 SOUTH MAIN STREET
CLEARFIELD, UTAH

DATE: 10/01/2019

PROJECT: 19-210

DRAWN BY: CGR

REVISIONS:

SWPPP NOTES

SHEET NUMBER:

C301