



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, August 5th, 2020** via Zoom. Please see meeting access information below to participate in the meeting.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of the Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020. No physical meeting location will be available. The public may monitor or listen to the open portions of the meeting electronically by following the instructions below.

Join Zoom Meeting

<https://us02web.zoom.us/j/83530381336?pwd=Rmo1V1JtRG4rN2lqdWV5bVBaZWdsUT09>

Meeting ID: 835 3088 1336

Password: 405580

WORK SESSION – 6:30 PM

Review agenda items to address questions.

REGULAR SESSION – 7:00 PM

CALL TO ORDER - PLEDGE OF ALLEGIANCE

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

April 1, 2020

May 20, 2020

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **FSP 2020-070020**, a final subdivision plat request by Pierre Langue with Axis Architects for a 58 townhome subdivision at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath (**Administrative Action**).
2. Discussion and Possible Action on **SP 2020-070051**, a site plan review request by Micheal Henry with Investment Property Group to add two (2) additional mobile home spaces and a dog park for the Cambridge Mobile Home Park at the subject location. **Location:** 1350 & 1370 West 300 North (TIN: 14-065-0094 & 14-065-0091). **Aggregated Parcel Area:** 12.64 acres. **Zone:** R-M (Mobile Home Residential). **Planner:** Brad McIlrath (**Administrative Action**).

Public Hearings

None

DISCUSSION ITEMS

1. Staff Discussion
2. Planning Commissioner's Minute
3. Staff Communications
 - a. Future Meeting Agendas/Items

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

Dated this 29th day of July, 2020

/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, 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 may receive comment from applicants, the public, applicable agencies and city 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.

CLEARFIELD PLANNING COMMISSION MEETING

April 1, 2020

6:30 P.M. – Work Session

PRESIDING: Chris Uccardi Chair

PRESENT: Kathryn Murray Vice Chair
David Bloomfield Commissioner
Ruth Jones Commissioner
Brett McAllister Commissioner
Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

ABSENT: Robert Browning Commissioner

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Zack Ludlow Planning Technician

Chair Uccardi called the meeting to order at 6:30 p.m.

DISCUSSION ON APPROVAL FOR THE MINUTES OF AUGUST 21, 2019, OCTOBER 2, 2019, DECEMBER 18, 2019, JANUARY 22, 2020, AND FEBRUARY 5, 2020 WORK AND REGULAR PLANNING COMMISSION MEETINGS

Multiple errors found by the Commission were noted and corrected.

DISCUSSION ON SP 2020-020023, A SITE PLAN PROPOSAL BY JOE TORMAN WITH LOTUS DEVELOPMENT TO CONSTRUCT TWO (2) APARTMENT BUILDINGS WITH 210 UNITS AND THIRTY THREE (33) TOWNHOMES AS PART OF PHASE 1 OF THE DEVELOPMENT INVOLVING THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 442 SOUTH STATE STREET (TIN: 12-003-0108 & 12-003-0109). PARCEL AREA: 7.3 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL PENDING).

The Commission and staff discussed the following items relevant to SP 2020-020023:

- The Code required an entrance every one hundred feet on the front facade of the building and if the Commission would accept the balconies of the ground level units as the required entries. Staff expressed it do not feel the ground floor balconies would count as the required entrances. The Commission further discussed concerns about first responders being able to access the building if there was not another entrance on the front facade.

1 DISCUSSION ON PSP 2020-020018, A PRELIMINARY SUBDIVISION PLAT REQUEST BY
2 KYLE WEAVER FOR A 9-LOT SINGLE-FAMILY SUBDIVISION (WEAVER
3 SUBDIVISION) AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 50 WEST
4 200 SOUTH (TIN: 12-020-0062). PARCEL AREA: 1.53 ACRES. ZONE: R-1-6
5 (RESIDENTIAL).

6
7 There was no discussion on PSP 2020-020018.

8
9 DISCUSSION ON ZTA 2020-020024, A ZONING TEXT AMENDMENT REQUEST BY
10 MARK GARZA TO MODIFY THE DEVELOPMENT STANDARDS FOR LIGHT
11 MANUFACTURING AND LIMITED DISTRIBUTION BUILDINGS AND USES AS
12 OUTLINED IN TITLE 11 CHAPTER 13 SECTION 34 OF THE CLEARFIELD CITY CODE.

13
14 The Commission expressed they would like to define “adjacent to Freeport Center”, as it is a
15 qualifier in the proposed text amendment, to limit the areas the text amendment would apply to.

16
17 DISCUSSION ON ZTA 2020-030025, A ZONING TEXT AMENDMENT REQUEST BY
18 MICHAEL HENRY WITH INVESTMENT PROPERTY GROUP TO REMOVE THE
19 DEVELOPMENT STANDARD FOR BOAT, CAMPER, TRAILER, ETC. STORAGE AND
20 OUTLINED IN TITLE 11 CHAPTER 9 ARTICLE F SECTION 5I 13-34 OF CLEARFIELD
21 CITY CODE.

22
23 There was no discussion on ZTA 2020-030025.

24
25 The meeting adjourned at 7:00 p.m.

CLEARFIELD PLANNING COMMISSION MEETING

April 1, 2020

7:00 P.M. – Regular Session

PRESIDING: Chris Uccardi Chair

PRESENT: Kathryn Murray Vice Chair
David Bloomfield Commissioner
Ruth Jones Commissioner
Brett McAllister Commissioner
Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

ABSENT: Robert Browning Commissioner

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Zack Ludlow Planning Technician

VISITORS: Joe Torman, John Simianer, Peyton Wunderli, Mark Garza, Gary Garza, Kyle Weaver.

The Pledge of Allegiance was led by Chair Uccardi.

Chair Uccardi declared the public hearings open.

APPROVAL OF MINUTES FROM AUGUST 21, 2019, OCTOBER 2, 2019, DECEMBER 18, 2019, JANUARY 22, 2020, AND FEBRUARY 5, 2020 WORK AND REGULAR PLANNING COMMISSION MEETINGS

Commissioner Murray moved to approve the minutes from August 21, 2019, October 2, 2019, December 18, 2019, January 22, 2020, and February 5, 2020 work and regular Planning Commission meetings with the noted corrections. Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE – Commissioners Uccardi, Murray, Bloomfield, Jones, McAllister, Bigelow. Voting NO – None.

DISCUSSION AND APPROVAL OF SP 2020-020023, A SITE PLAN PROPOSAL BY JOE TORMAN WITH LOTUS DEVELOPMENT TO CONSTRUCT TWO (2) APARTMENT BUILDINGS WITH 210 UNITS AND THIRTY THREE (33) TOWNHOMES AS PART OF PHASE 1 OF THE DEVELOPMENT INVOLVING THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 442 S. STATE STREET (TIN: 12-003-0108 & 12-003-0109). PARCEL AREA: 7.3 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL PENDING).

Brad McIlrath, Senior Planner, presented the following facts/background information:

- The project location would be rezoned to U-R (Urban Mixed Residential) with the Form Based Code rezone on April 14, 2020.
- Conceptual design, building elevations, and floor plans.
- Parking plan.
- Open space provided.
- Landscaping plan.
- Design of the playground.
- The project would incorporate a learning center, dog park area, bike storage/repair area, large patio, fitness center, and a multipurpose room.
- Floor plans of the townhomes and apartments.
- A total of seven conditions still needed to be addressed by the applicant.
- Staff recommended approval subject to the seven conditions outlined in the staff report.

The Planning Commission had the following questions/comments regarding SP 2020-020023:

- If the designated dog park would be open to the public. Staff answered the dog park would not be a public park.
- Commissioner Murray commented she would like the building to have a total of five entrances for better access to the building. The applicants explained they felt the proposed entrances adequately serviced the building and that additional entrances would reduce the number of units and impact the feasibility of the project and further explained additional entrances would really only benefit the ground floor tenants because each building was only serviced with one elevator.
- If the City Parks Department had reviewed the park design. Staff answered the Parks Department had been working with the applicant to design the park.
- Commissioner Bloomfield asked if the northwest entrance serviced all four floors and voiced a concern about where first responders would park and access the building in an emergency situation. Staff and the applicant answered the northwest entrance did service all four floors and the developer had been working with the North Davis Fire District to ensure the parking lot would accommodate the North Davis Fire District's larger trucks.
- The Commission discussed if the ground floor balconies should count as entrances as required by the Form Based Code, or if the applicant needed to add an additional entrance along Carter Lane to satisfy the "required number of street entrances [of] 1 per each 100 feet of front façade," called out in condition two of the conditions of approval.
- There were no further questions or comments from the Commission

Commissioner Jones moved to approve as conditioned, SP 2020-020023, a site plan proposal by Joe Torman with Lotus Development to construct two (2) apartment buildings with 210 units and thirty three (33) townhomes as part of phase 1 of the development involving the subject properties located at approximately 442 South State Street (TIN: 12-003-0108 & 12-003-0109), with condition two amended to allow the ground floor balconies to satisfy the entrances required by the Form Based Code. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) The development plans shall be revised for the streetscape designs to comply with the minimum standards outlined in this report and required by the FBC. The outstanding items to be addressed are listed in Section A of the staff report.
- 2) The apartment building (Buildings 1A and 1B) site plans, elevations, floor plans

will need to be revised to address the development requirements outlined in Section B of the report.

- 3) The townhome building site plans, elevations, and floor plans will need to be revised to address the development requirements outlined in Section B of the report. This includes providing elevations and floor plans for the five and six unit buildings as well as the buildings with the accessible units. Additional information regarding the flex garages will need to be provided to understand the future use of those spaces.
- 4) The applicant will need to revise the site plan documents and provide a more detailed landscape and irrigation plan that is prepared by a licensed landscape architect. The revised plans shall address any outstanding items reviewed in Section C of the staff report.
- 5) The plans will need to indicate the location and size of snow stacking areas for the parking lots as well as the alleys. The size and location of the snow stacking areas shall comply with the minimum standards as outlined in Clearfield City Code Section 11-13-5 G.
- 6) The plans should be revised to address Engineering and Fire District requirements outlined in the provided review letters.
- 7) The applicant shall obtain a building permit prior to construction.

Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Bloomfield, Jones, McAllister, Bigelow. Voting NO: Commissioner Murray.

DISCUSSION AND APPROVAL OF PSP 2020-020018, A PRELIMINARY SUBDIVISION PLAT REQUEST BY KYLE WEAVER FOR A 9-LOT SINGLE-FAMILY SUBDIVISION (WEAVER SUBDIVISION) AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 50 WEST 200 SOUTH (TIN: 12-020-0062). PARCEL AREA: 1.53 ACRES. ZONE: R-1-6 (RESIDENTIAL).

Brad McIlrath, Senior Planner, presented the following facts:

- 9-lot single family subdivision.
- Subject property was re-zoned with in the last year from R-1-8 to R-1-6.
- Staff recommended approval as conditioned in the staff report.

The Planning Commission had the following questions/comments regarding PSP 2020-020018:

- Commission Bloomfield commented he would like a plan in place to address the high water table of the site before the Commission approved the project. Staff commented one of the conditions of approval for a final subdivision plat request would be to address the high water table of the site.
- There were no further questions or comments from the Commission.

Commissioner Murray moved to approve as conditioned, PSP 2020-020018, a preliminary subdivision plat request by Kyle Weaver for a 9-lot single-family subdivision (Weaver Subdivision) at the subject property. Location: approximately 50 West 200 South (TIN: 12-020-0062). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.
- 2) A full civil set of plans shall be submitted as part of the final subdivision plat

review which shall include but not be limited to: site plan, grading and drainage plan, utility plan, storm water pollution prevention plan (SWPPP), roadway cross sections, etc.

- 3) The applicant shall submit a revised geotechnical report as part of the final subdivision plat application that provides a more complete analysis of the high water table on this property.
- 4) Lots 5 & 6 shall be revised to have a minimum frontage width of fifty feet (50') as required by ordinance.
- 5) A six foot (6') tall non-climbable fence shall be installed along the railroad right-of-way as required by ordinance.
- 6) The final subdivision plat submittal shall include a plan with buildable areas for the homes to ensure all lots meet the minimum setback standards.
- 7) 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.
- 8) An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in Section 12-4-6 of the Clearfield City Code.

Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Bloomfield, Jones, McAllister, Bigelow. Voting NO: None.

PUBLIC HEARING, DISCUSSION AND APPROVAL OF ZTA 2020-020024, A ZONING TEXT AMENDMENT REQUEST BY MARK GARZA TO MODIFY THE DEVELOPMENT STANDARDS FOR LIGHT MANUFACTURING AND LIMITED DISTRIBUTION BUILDINGS AND USES AS OUTLINED IN TITLE 11 CHAPTER 13 SECTION 34 OF THE CLEARFIELD CITY CODE.

Brad McIlrath, Senior Planner, presented the following facts:

- Properties located at 1700 South and 300 West.
- Subject properties were rezoned from M-1 to C-2 in November 2018.
- The market demand was focused around flex office and flex retail space in the area.
- Light Manufacturing and Limited Distribution buildings and uses prohibited along major corridors in the City.
- The project would impact properties along the north side of 1700 South within close proximity to the Freeport Center.
- Applicant was proposing a higher quality design.
- Changes to the zoning text would include design standards and what properties in the C-2 zones would qualify for light manufacturing and limited distribution buildings

Chair Uccardi asked if any public hearing comments were received. There were no public comments.

The Planning Commission had the following questions/comments regarding ZTA 2020-020024:

- Commissioner Murray voiced concerns about the wording “adjacent to Freeport” being used to qualify properties for the proposed zoning text amendment, further stating she would like the wording changed to be more specific about what properties would qualify for the proposed text amendment.
- Concerns about buildings larger than 30,000 square feet being allowed.
- All buildings be required to have rear loading doors instead of the proposed front loading doors.

Staff and the applicant addressed the Commissions comments by clarifying that the project would have three separate buildings with a combined foot print over 30,000 square feet, because of the utility easements located on the subject property rear loading doors were not an option, and that the wording of the proposed text amendment could be changed to clarify what properties would qualify for the proposed zoning text amendment.

Changes were made to the proposed text amendment to read as follows:

11-13-34: LIGHT MANUFACTURING AND LIMITED DISTRIBUTION USES:

A. Neither light manufacturing nor limited distribution uses will be allowed on parcels which have frontage on, are adjacent to, ~~(see subsection a. for exception)~~ or have direct unobscured visibility from main transportation corridors in the city including: State Street, Main Street, 800 North, 300 North, 200 South, SR-193, 700 South, 1700 South, South Main Street, 100 West, 1000 East, 1500 East, 2000 East, or Depot Street. The official map will be available with the City.

a. Light manufacturing or limited distribution uses may be considered along 1700 South when directly adjacent to other M-1 zoned properties on the same side of a street. Freeport Center. A higher standard of design will be is required when considering these uses. Added enhancements shall include brick on all front facades and all facades visible from 1700 South. The brick shall be broken up by windows, changes in brick pattern, or another material at a minimum of thirty feet (30'). A minimum of 25% of the front and street facing facades shall be provided with glazing/transparency. No less than 25% of the front façade will require glazing. When overhead doors are used on the front façade they must be glass paneling.

b. In addition to the standards listed above, light manufacturing and limited distribution developments shall comply with the commercial site and building standards outlined in the Design Standards Chapter (Chapter 18) of this title.

B. ~~A structures housing the light manufacturing or limited distribution uses must be not-not be~~ more than thirty thousand (30,000) square feet in size, ~~unless qualified with the section above, and the use must be completely contained within a single enclosed~~

~~structure on one parcel of land (no multiple parcels or structures for these light/limited uses).~~

- There were no further questions or comments from the Commission.

Commissioner Murray moved to recommend approval of ZTA 2020-020024, as conditioned, to the City Council, a zoning text amendment request by Mark Garza to modify the development standards for light manufacturing and limited distribution buildings and uses as outlined in Title 11 Chapter 13 Section 34 of the Clearfield City Code. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) **The wording of the proposed zoning text amendment be modified as discussed by the Planning Commission.**

Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Bloomfield, Jones, McAllister, Bigelow. Voting NO: None.

PUBLIC HEARING, DISCUSSION AND APPROVAL OF ZTA 2020-030025, A ZONING TEXT AMENDMENT REQUEST BY MICHAEL HENRY WITH INVESTMENT PROPERTY GROUP TO REMOVE THE DEVELOPMENT STANDARD FOR BOAT, CAMPER, TRAILER, ETC. STORAGE AND OUTLINED IN TITLE 11 CHAPTER 9 ARTICLE F SECTION 5I 13-34 OF CLEARFIELD CITY CODE.

Brad McIlrath, Senior Planner, presented the following facts/background:

- Owner of Cambridge Court Mobile Home Park would like to expand.
- Expansion would require additional recreational space as well as storage space. Not possible with current park area.
- Staff reviewed all municipal codes of cities in Weber, Davis, and Salt Lake counties.
- Staff recommended not removing the storage requirements, but rather to better clarify the quantity and size of the required spaces, recommending 80 square feet of storage space per unit/trailer.

Chair Uccardi asked if any public hearing comments were received. There were no public comments.

The Planning Commission had the following questions/comments regarding ZTA 2020-030025:

- The Commission asked if the proposed 80 square feet of storage per unit/trailer would actually reduce the required storage space. Staff answered the recommendation would decrease the amount of required storage.
- There were no further questions or comments from the Commission.

The applicant did not attend the meeting.

Commissioner Jones moved to recommend approval of, ZTA 2020-030025, as conditioned to the City Council, a zoning text amendment request by Michael Henry with Investment Property Group to remove the development standard for boat, camper, trailer, etc. storage and outlined in title 11 chapter 9 article F section 5I 13-34 of Clearfield City Code. The

1 **recommendation was based on the findings and discussions in the Staff Report with the**
2 **following conditions:**

3 **1) That the zoning text amendment require 80 square feet of storage per unit/trailer.**
4 **Seconded by Commissioner McAllister. The motion carried on the following vote: Voting**
5 **AYE: Commissioners Uccardi, Murray, Bloomfield, Jones, McAllister, Bigelow. Voting**
6 **NO: None.**

7
8 COMMUNICATION AND TRAINING
9

10 None.

11
12 STAFF COMMUNICATIONS
13

14 Staff presented a draft of the Planning Commission Bylaws with changes as discussed by the
15 Planning Commission including provisions that could allow Youth Ambassadors to vote, to
16 clarify the total number of years the chair may be appointed, and to allow the chair to vote on all
17 items.

18
19 PLANNING COMMISSIONERS' MINUTE
20

21 Chair Uccardi: Just glad everyone was safe and healthy,

22
23 Commissioners Murray: None

24
25 Commissioners Bloomfield: None.

26
27 Commissioners Jones: I am amazed at all the developments that were still moving forward.

28
29 Commissioners McAllister: I just passed my one year mark as a full-fledged Commissioner.

30
31 Commissioners Bigelow: People were putting Easter eggs in their windows for children to look
32 for because they could not go to Easter egg hunts because of COVID19.

33
34 Youth Ambassador Bush: Thanked the entire Commission for the experience of being the Youth
35 Ambassador.

36
37
38 There being no further business to come before the Planning Commission, **Commissioner Jones**
39 **moved to adjourn at 10: P.M. Seconded by Commissioner.**
40

CLEARFIELD PLANNING COMMISSION MEETING

May 20th, 2020

6:30 P.M. – Work Session

No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:

Zoom Meeting

<https://us02web.zoom.us/j/83140211480?pwd=aVNvL1pycUJiczZk2VHRwcktUcjhmZz09>

Meeting ID: 831 4021 1480

PRESIDING VIA

ZOOM MEETING: Chris Uccardi Chair

PRESENT VIA

ZOOM MEETING:	Kathryn Murray	Vice-Chair
	Ruth Jones	Commissioner
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Nicole Bigelow	Commissioner
	Brett McAllister	Commissioner
	Karen Blackwood	Commissioner (Alternate)
	Bobby Austin	Commissioner (Alternate)
	Brogan Fullmer	Commissioner (Alternate)

ABSENT: None

STAFF PRESENT

VIA

ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner

VISITORS VIA

ZOOM MEETING: None

Commissioner Uccardi called the meeting to order at 6:30 p.m.

DISCUSSION ON APPROVAL FOR THE MINUTES OF: OCTOBER 16, 2019,
NOVEMBER 6, 2019, NOVEMBER 20, 2019, MARCH 4, 2020, and APRIL 15, 2020
WORK AND REGULAR PLANNING COMMISSION MEETINGS

The Commission pointed out some items that needed to be corrected in the minutes and staff made note of those items.

DISCUSSION ON PSP & FSP 2020-050019, A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST BY JOE TORMAN WITH LOTUS COMPANY FOR A 3-LOT AND ROAD DEDICATION SUBDIVISION. LOCATION: 442 AND 448 SOUTH STATE STREET (12-003-0108 & 12-003-0109). AGGREGATED PARCEL AREA: 15.3 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL).

Staff gave the new Alternate Commissioners a review of the Marq Apartments and Condos project to help them understand the project. Some of the items presented included the following:

- Location of the project
- The overall site plan of the project
- 210 apartments, 33 townhomes, and a 025 acre park

Commissioner Blackwood asked if the City required a specific design aesthetic for the interiors of the building/units. Staff explained the Form Based Code did have architectural design standards for permit materials and percentage of materials used.

Commissioner Fullmer asked if the project would incorporate any retail space. Staff explained there would not be any retail space, but the lobby and office space in the building adjacent to State Street satisfied the non-residential requirements called for in the Form Based Code.

Chair Uccardi reminded the members of the Commission that they are only approving the subdivision plats in the regular meeting and not the site plan or design of the project.

The meeting adjourned at 7:00 p.m.

CLEARFIELD PLANNING COMMISSION MEETING

May 20th, 2020

7:00 P.M. – Regular Session

No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:

Zoom Meeting

<https://us02web.zoom.us/j/83140211480?pwd=aVNvL1pycUJiczk2VHRwcktUcjhmZz09>

Meeting ID: 831 4021 1480

PRESIDING VIA

ZOOM MEETING: Chris Uccardi Chair

PRESENT VIA

ZOOM MEETING:	Kathryn Murray	Vice-Chair
	Ruth Jones	Commissioner
	Robert Browning	Commissioner
	David Bloomfield	Commissioner
	Nicole Bigelow	Commissioner
	Brett McAllister	Commissioner
	Karen Blackwood	Commissioner (Alternate)
	Bobby Austin	Commissioner (Alternate)
	Brogan Fullmer	Commissioner (Alternate)

ABSENT: None

STAFF PRESENT

VIA

ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner

VISITORS VIA

ZOOM MEETING: Joe Torman

The Pledge of Allegiance was led by Chair Uccardi.

APPROVAL OF MINUTES FROM OCTOBER 16, 2019, NOVEMBER 6, 2019,
NOVEMBER 20, 2019, MARCH 4, 2020, and APRIL 15, 2020 WORK AND REGULAR
PLANNING COMMISSION MEETINGS

Commissioner Murray moved to approve the minutes from the October 16, 2019, November 6, 2019, November 20, 2019, March 4, 2020, and April 15, 2020 work and regular meetings with discussed corrections. Seconded by Commissioner Bigelow. The motion

1 **carried on the following vote: Voting AYE – Commissioners Uccardi, Murray, Jones,**
2 **Browning, McAllister, Bigelow, and Bloomfield. Voting NO – None.**

3
4 DISCUSSION AND APPROVAL OF PSP 2020-050019, A PRELIMINARY PLAT REQUEST
5 BY JOE TORMAN WITH LOTUS COMPANY FOR A 3-LOT AND ROAD DEDICATION
6 SUBDIVISION. LOCATION: 442 AND 448 SOUTH STATE STREET (12-003-0108 & 12-
7 003-0109). AGGREGATED PARCEL AREA: 15.3 ACRES. ZONE: U-R (URBAN MIXED
8 RESIDENTIAL).

9
10 Brad McIlrath, Senior Planner, presented the following facts/background information:

- 11 • Site Plan approval was granted April 1, 2020.
- 12 • The first phase of the project included two apartment buildings (210 units) and 33
- 13 townhomes.
- 14 • The subdivision plat included three lots, two parcels and roadway dedications.
- 15 • Streets running through the project would be public streets maintained by the City.

16
17 The Commission asked for clarification on the following items:

- 18 • If the storm water detention basin located on Parcel A would be part of phase one. Staff
- 19 confirmed the detention basin would be constructed in conjunction with phase one.
- 20 • If designated on-street parking would be allowed during winter months. Staff responded
- 21 on-street parking would be allowed in the designated parking areas because they were
- 22 separated from the main section and travel lanes of the street.

23
24 **Commissioner Jones moved to approve PSP 2020-050019, a preliminary subdivision plat**
25 **request by Joe Torman with Lotus Company for a 3-lot and road dedication subdivision**
26 **located at approximately 442 and 448 South State Street. The decision was based on the**
27 **findings and discussions in the Staff Report. Seconded by Commissioner Bigelow. The**
28 **motion carried on the following vote: Voting AYE: – Commissioners Uccardi, Murray,**
29 **Jones, Browning, McAllister, Bigelow, and Bloomfield. Voting NO – None.**

30
31 DISCUSSION AND APPROVAL OF FSP 2020-050019, A FINAL SUBDIVISION PLAT
32 REQUEST BY JOE TORMAN WITH LOTUS COMPANY FOR A 3-LOT AND ROAD
33 DEDICATION SUBDIVISION. LOCATION: 442 AND 448 SOUTH STATE STREET (12-003-
34 0108 & 12-003-0109). AGGREGATED PARCEL AREA: 15.3 ACRES. ZONE: U-R (URBAN
35 MIXED RESIDENTIAL).

36
37 PSP 2020-050019 and FSP 2020-050019 were discussed/presented and voted on together.

38
39 **Commissioner Jones moved to forward a recommendation of approval of FSP 2020-050019**
40 **to the City Council as conditioned, a final subdivision plat request by Joe Torman with**
41 **Lotus Company for a 3-lot and road dedication subdivision located at approximately 442**
42 **and 448 South State Street. The recommendation was based on the findings and discussions**
43 **in the Staff Report with the following conditions:**

- 44 1) The plat and development plans shall be revised to address Clearfield City
- 45 Engineering requirements prior to obtaining final approval and signatures on the
- 46 subdivision plat for recording.
- 47 2) The subdivision design shall incorporate the comments and requirements of the
- 48 North Davis Fire District.

- 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, sidewalk, landscaping park strip improvements, driveways, etc.**
- 4) **Future development of these properties shall comply with the development standards outlined in the Downtown Form Based Code.**
- 5) **An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in Clearfield City Code 12-4-6.**

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

CLEARFIELD CITY PLANNING COMMISSION ORIENTATION/TRAINING.

Brad McIlrath, Senior Planner, presented the following information/training:

- City Organization
- Planning Commissions roles and responsibilities
 - Planning Commissions are required by Utah Code 10-9a-301
 - Planning Commission acts as an advisory body to the City Council on Legislative items and the land use authority on many Administrative items.
 - Legislative Items (making law):
 - General Plan Amendments
 - Zoning Map Amendments (rezones)
 - Zoning Text Amendments
 - Annexations
 - Administrative Items (applying law):
 - Site Plan Review
 - Conditional Use Permits
 - Preliminary Subdivision Plats
 - Final Subdivision Plats
 - Amended Plats
- Clearfield City General Plan
- Governing rules
 - Utah Code – Land Use, Development, and Management Act (LUDMA)
 - Clearfield City land use and subdivision ordinances and other City ordinances
 - Planning Commission policies and procedures
- Resources
 - Land Use Academy of Utah
 - Utah Municipal Code
 - Clearfield City Municipal Code
 - American Planning Association
 - Utah Chapter of the American Planning Association

Chair Uccardi recommended members of the Planning Commission attend City Council work

1 session meetings to become more familiar with the process

2
3 STAFF COMMUNICATIONS

4
5 Staff updated the Commission on the different projects occurring in the City.

6
7 PLANNING COMMISSIONERS' MINUTE

8
9 Commissioner McAllister: Thanks to Commissioner Jones for her services and help.

10
11 Commissioner Fullmer: Thanks to everyone for their time, insight, and looking forward to
12 working with everyone.

13
14 Commissioner Austin: Great first meeting, thanks for the training and I am excited to see all of
15 the new development coming into the City.

16
17 Commissioner Blackwood: Thanks for welcoming me to the Commission.

18
19 Commissioner Browning: I am finishing my basement and it was nice to see Scott Hodge
20 (Interim Building Official) come out and inspect the project.

21
22 Commissioner Bigelow: Welcome to the new commissioners and I am sorry to see Commissioner
23 Jones leave. Informed the new commissioners there was a discount at the aquatic center for
24 Planning Commissioners.

25
26 Commissioner Murray: None.

27
28 Commissioner Bloomfield: Asked if the City was going to except Urban Air's current signs. Staff
29 explained code enforcement was working with Urban Air to bring its site into compliance.

30
31 Commissioner Jones: Being on the Planning Commission you get to meet some really great
32 people and she commented she had a great time being involved in the City and being part of the
33 Planning Commission. For the new Commissioners you have no idea what you are getting into, it
34 really was a chance to make a difference. It was a lot of discussion, sometime heated, but we get
35 to where we need to be and this City matters. I thought we would live in Clearfield forever, we
36 are moving to Arizona because my in-laws are not doing well. I have loved Clearfield and I am
37 grateful to have had the opportunity to serve the good people who care and have taught me a ton
38 and I am grateful to have been part of Clearfield as it has grown and changed. This is an amazing
39 City and it is very hard to walk away. I have told my husband we will be moving back to
40 Clearfield. I am going to miss everyone.

41
42 Chair Uccardi: Thanked Commissioner Jones for her service and commented she would be
43 missed. For the three new Alternate Commissioners - we are grateful for you being here, your
44 interview process was a lot different than the other commissioners with 21 applicants. Clearfield
45 is changing, it is growing, there are some really great things happening. Announced the Salt Lake
46 communities were doing a fireworks show on the 30th and wondered if Clearfield was doing
47 anything similar. Staff explained the City Council had discussed the possibility for different

1 events, but had not made any definitive decisions yet.
2
3

4 There being no further business to come before the Planning Commission, **Commissioner**
5 **Uccardi moved to adjourn at 8:45 P.M. Seconded by Commissioner Murray.**
6
7

DRAFT



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, August 5th, 2020

SUBJECT: Discussion and Possible Action on **FSP 2020-070020**, a final subdivision plat request by Pierre Langué with Axis Architects for a 58-unit townhome subdivision at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. Zone: T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath (**Administrative Action**).

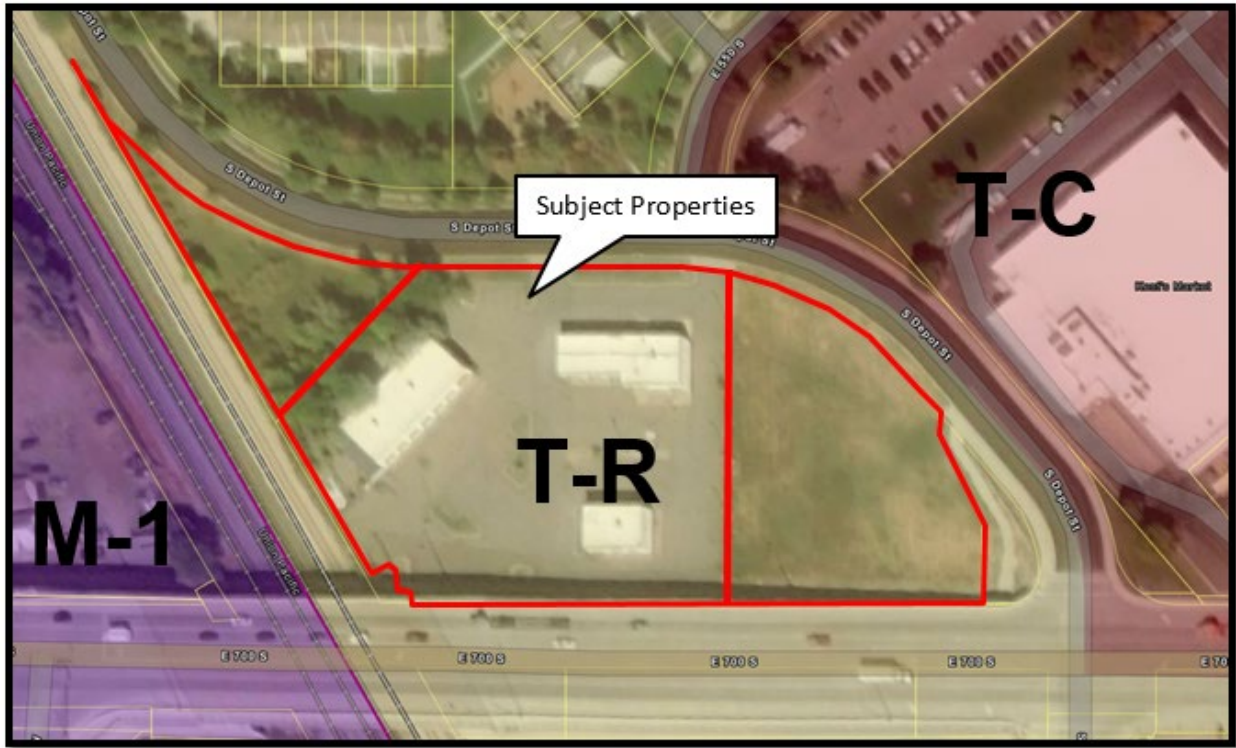
RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2020-070020**, a final subdivision plat request by Pierre Langué with Axis Architects, for a 58-unit townhome subdivision for the properties located at 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Union Townhomes
Site Location	305, 315, & 325 East 700 South
Tax ID Number	12-003-0214, 12-003-0212, & 12-003-0254
Applicant	Pierre Langué, Axis Architects
Owner	Prince Assets LLC
Proposed Actions	Final Subdivision Approval
Current Zoning	T-R (Town Residential)
Site Area	3.02 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Townhome Residential	T-R (Town Neighborhood Residential)	Mixed-Use
East	Kent's Marketplace & Chariot Auto Sales	T-C (Town Mixed Commerce)	Mixed-Use
South	SR-193 and Agricultural	T-R (Town Neighborhood Residential)	Commercial
West	Union Pacific Rail and UTA Rail	N/A	N/A



BACKGROUND & OVERVIEW

The Planning Commission reviewed the preliminary subdivision plat and site plan application on June 17th, 2020. At that meeting preliminary subdivision approval was granted, with conditions to address engineering requirements and standards of the Form-Based Code (FBC) for development in the T-R (Town Residential) Zone. The site plan and preliminary plat requests were for a 61-unit townhome subdivision; however, with revisions made to address the conditions, the final plat is for a 58-unit townhome subdivision.

General Plan and Zoning

The Clearfield City General Plan designates this area as mixed-use. The zoning classification of T-R (Town Residential) is a mixed-use zone as part of the FBC. The project complies with the goals and objectives of the general plan and is subject to the development standards of the T-R Zone.

FINAL SUBDIVISION PLAT REVIEW

The proposed final subdivision plat includes civil drawings that have been reviewed by the City Engineer. As required by ordinance, the applicant has provided a Geotechnical report for review by the City Engineer. Planning Staff's review of the final plat confirms that the subdivision complies with the development standards of the T-R (Town Residential) Zone. All conditions of the City Engineer, Public Works Department, North Davis Fire District, and Planning Staff will need to be addressed and completed prior to final approval of the plat with the required signatures. Upon final approval the applicant shall record the CC&R's with the plat at the Davis County Recorder's office and provide either a cash bond or escrow for the public improvements.

CITY DEPARTMENT / AGENCY REVIEW

The final subdivision plat plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on July 13, 2020. The plans will need to be revised to comply with standards required by those agencies/departments. All comments provided will need to be addressed prior to final plat approval signatures and recording of the plat with the Davis County Recorder's office. Review letters from the City Engineer and North Davis Fire District are included as attachments to this report.

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, all landscaping and common areas of the development and, the subdivision must include a submittal of the homeowner association covenants, conditions, and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of all of the common areas of this development. The CC&R's are private contracts between the property owners' association and the individual home owners. While the City is not a party to this document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, and Planning Staff, will insure the required elements and items are included in the documents and will be recorded with the County Recorder in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation. As a condition of approval, the applicant will need to submit a copy of the CC&R's that comply with the standards outlined in City Code § 11-13-24 and approved by staff prior to obtaining signatures on the subdivision plat. The approved CC&R's shall also be recorded in conjunction with the plat with the Davis County Recorder's Office.

PUBLIC COMMENT

Public notices were mailed to the affected entities on July 17, 2020 and a public notice sign was posted on July 23, 2020. As of the date of this report, Staff has not received comments regarding the final subdivision plat request.

CONDITIONS OF APPROVAL

The following conditions of approval shall be addressed by the applicant and shown on a set of revised improvement plans and a final plat prior to the issuance of final land use approval. Final land use approval includes, Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted and the plat has been recorded.

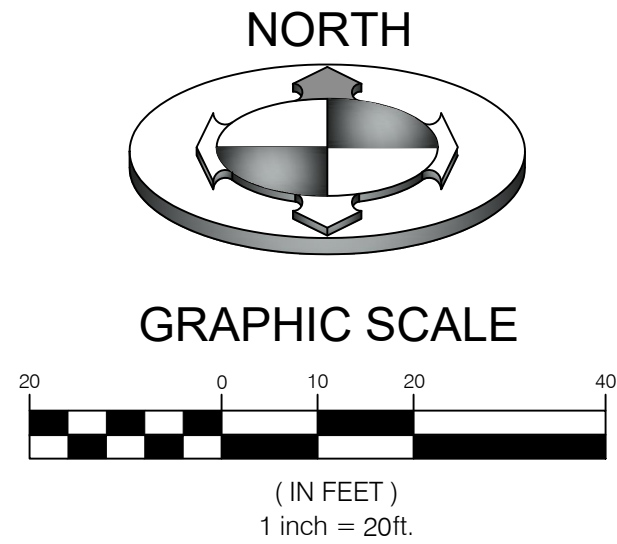
- 1) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.
- 2) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in this report.
- 3) The project shall comply with all development and design standards of the Downtown Clearfield Form-Based Code prior to signature approvals on the final subdivision plat.
- 4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

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

ATTACHMENTS

1. Subdivision Plat
2. Cover Sheet and Details
3. Civil Site Plan
4. Demo Plan
5. Utility Plan
6. Grading & Drainage Plan
7. Erosion Control Plan & Details

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



CITY NOTES:
ALL ONSITE "UTILITIES" - ON PRIVATE PROPERTY:

A. CULINARY WATER FACILITIES: ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

B. SANITARY SEWER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

STORM WATER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE 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, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH ON THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET (SR-193) SAID POINT BEING NORTH 89°48'25" WEST 883.47 FEET AND NORTH 00°11'35" EAST 50.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°48'25" WEST 247.33 FEET; THENCE NORTH 00°12'27" EAST 9.86 FEET; THENCE NORTH 89°40'01" WEST 10.48 FEET; THENCE NORTH 00°19'59" EAST 15.80 FEET; THENCE NORTH 59°38'08" WEST 6.52 FEET; THENCE SOUTH 59°32'52" WEST 18.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE NORTH 30°00'00" WEST 453.71 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 323.29 FEET ALONG THE NON-TANGENT ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 60°07'26" EAST 308.84 FEET; 2) EAST 191.70 FEET; 3) SOUTHEASTERLY 211.55 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 65°15'50" EAST 205.03 FEET; 4) SOUTH 40°31'41" EAST 36.52 FEET; THENCE SOUTH 00°14'27" EAST 15.47 FEET; THENCE SOUTH 25°39'15" EAST 78.00 FEET; THENCE SOUTH 00°14'25" EAST 60.15 FEET; THENCE SOUTH 89°45'35" WEST 109.26 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°48'25" WEST 88.32 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 131,821 SQ FT OR 3.026 ACRES, MORE OR LESS



STATE OF UTAH
County of Salt Lake

} S.S.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, PRIVATE STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THEIR PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED OWNER(S) CONSENTS TO RECORDATION OF THIS PLAT (SEE UTILITY DEDICATION BELOW).

IN WITNESS WHEREOF WE/HAVE HEREUNTO SET OUR/MY HAND(S) THIS ____ DAY OF _____, A.D. 20 ____.

FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC

SIGNATURE

(PRINT NAME):

TITLE:

LLC ACKNOWLEDGMENT

ON THE ____ DAY OF _____, A.D. 2020, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE)

COMMISSION NUMBER: _____

PRINT NAME

NOTARY PUBLIC
COMMISSIONED IN UTAH

NOTICE OF PUBLIC UTILITY EASEMENT:
FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, OWNER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, INCLUDING ROCKY MOUNTAIN POWER, DOMINION ENERGY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AND LIMITED COMMON AREAS" INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, WATER, IRRIGATION AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ACCESS THERE TO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSISTENCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSE INCURRED THEREBY WILL BE BORNE BY THE THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

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

SHEET 1 OF 3

LEGEND



SECTION CORNER (FOUND)



SET 24" x 5/8" REBAR WITH
PLASTIC CAP MARKED
"BENCHMARK ENG."
OR NAIL & WASHER



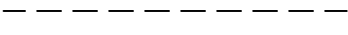
BOUNDARY LINE



ADJACENT PROPERTY



STREET CENTERLINE EXISTING



EASEMENT



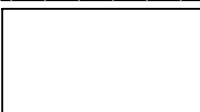
RIGHT OF WAY



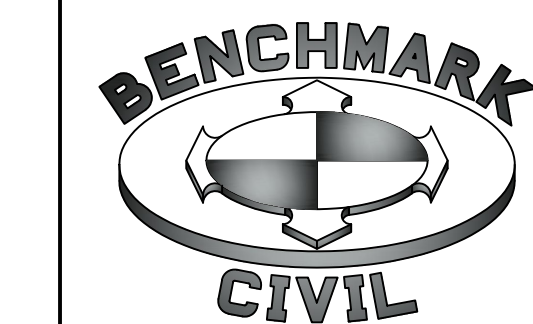
PUBLIC UTILITY EASEMENT



PRIVATE



COMMON
AREA



DEVELOPER:
AXIS ARCHITECTS
TELEPHONE: 801-355-3003
EMAIL: MBIGGER@AXISARCHITECTS.COM

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, A.D. 20 ____ BY THE
CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HERewith COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.

CLEARFIELD CITY ENGINEER _____ DATE _____

CITY ATTORNEY'S APPROVAL

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

CLEARFIELD CITY ATTORNEY _____

CITY COUNCIL APPROVAL

PRESENTED TO CLEARFIELD CITY THIS ____ DAY OF _____, A.D. 20 ____.

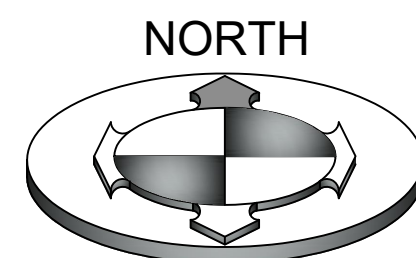
ATTEST: CLEARFIELD CITY RECORDER _____ CLEARFIELD CITY MAYOR _____

DAVIS COUNTY RECORDER

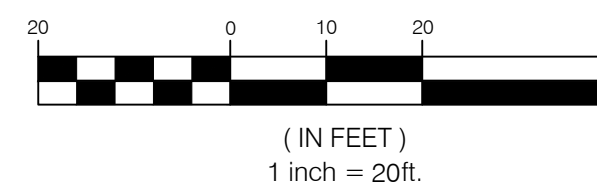
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLEARFIELD CITY.
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DAVIS COUNTY RECORDER _____

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED 'BENCHMARK ENG.' OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- PUE
- PRIVATE
- COMMON AREA



SOUTHWEST CORNER SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SOUTH QUARTER CORNER SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SHEET 2 OF 3



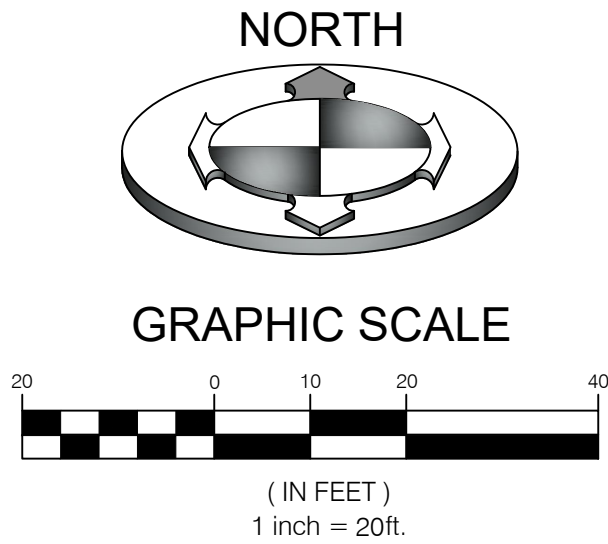
BENCHMARK
ENGINEERING &
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9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

DAVIS COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF DATE TIME BOOK PAGE

FEE \$ DAVIS COUNTY RECORDER

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	10.25'	245.00'	2°23'53"	N 88°48'03" W	10.25'
C2	9.26'	245.00'	2°09'58"	N 86°31'08" W	9.26'
C3	54.99'	245.00'	12°51'39"	N 79°00'19" W	54.88'
C4	70.27'	245.00'	16°25'56"	N 64°21'31" W	70.02'
C5	66.77'	245.00'	15°36'52"	N 48°20'07" W	66.56'
C7	12.17'	25.00'	27°52'54"	N 13°56'27" W	12.05'
C8	11.05'	10.50'	60°18'33"	N 30°09'17" E	10.55'
C9	7.85'	5.01'	89°52'29"	N 15°14'48" E	7.07'
C10	7.62'	5.00'	87°21'07"	N 76°00'03" W	6.91'
C11	38.25'	38.00'	57°40'31"	S 61°09'45" E	36.66'
C12	7.18'	5.00'	82°15'30"	S 41°07'23" E	6.58'
C13	6.32'	15.00'	24°09'09"	S 12°04'26" W	6.28'
C14	5.05'	15.00'	19°16'32"	N 09°38'25" W	5.02'
C15	7.85'	5.00'	90°00'08"	N 44°59'56" E	7.07'
C16	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C17	15.80'	25.00'	36°12'11"	S 18°06'06" W	15.54'
C18	37.61'	18.01'	119°38'14"	S 30°07'26" W	31.14'
C19	7.85'	5.00'	90°00'00"	N 45°00'00" W	7.07'
C20	7.85'	5.00'	90°00'02"	N 45°00'04" E	7.07'
C21	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C22	8.37'	5.02'	95°27'09"	N 47°43'35" E	7.43'
C23	13.47'	13.00'	59°23'13"	S 60°18'24" E	12.88'
C24	7.85'	5.00'	90°00'00"	S 45°00'00" W	7.07'
C25	6.76'	50.00'	7°44'50"	N 86°07'35" W	6.76'
C26	11.13'	50.00'	12°45'07"	N 75°52'36" W	11.11'
C27	4.00'	2.00'	114°30'03"	N 12°15'01" W	3.36'
C28	7.70'	5.00'	88°14'51"	S 89°07'25" W	6.96'
C29	5.71'	7.00'	46°45'09"	N 23°22'35" W	5.55'
C30	7.86'	5.00'	89°58'43"	N 44°59'20" E	7.07'
C31	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C32	7.11'	310.00'	1°18'51"	S 89°20'34" E	7.11'
C33	33.85'	310.00'	6°15'21"	S 85°33'28" E	33.83'
C34	282.33'	310.00'	52°10'56"	S 56°20'20" E	272.68'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°12'27" E	9.86'
L2	N 89°40'01" W	10.48'
L3	N 00°19'59" E	15.80'
L4	N 59°38'08" W	6.52'
L5	S 59°32'52" W	18.32'
L6	S 60°00'00" W	33.82'
L7	S 60°00'00" W	34.21'
L8	N 00°00'00" E	10.89'
L9	N 00°00'00" E	10.89'
L10	N 32°39'20" E	83.68'
L11	N 04°33'52" E	9.81'
L12	N 17°25'31" E	7.68'
L13	N 33°51'27" E	8.37'
L14	N 64°20'45" E	6.10'
L15	S 00°11'35" W	29.30'
L16	S 00°11'35" W	79.57'
L17	S 00°11'35" W	34.22'
L18	S 00°11'35" W	34.94'
L19	N 90°00'00" E	20.00'
L20	N 90°00'00" E	20.00'
L21	S 00°00'00" E	34.00'
L22	N 90°00'00" W	20.00'
L23	N 90°00'00" W	20.00'
L24	N 00°00'00" E	34.00'
L25	S 00°00'00" E	34.00'
L26	N 00°00'00" E	34.00'
L27	N 90°00'00" E	20.00'
L28	N 90°00'00" E	20.00'
L29	N 90°00'00" E	20.00'
L30	N 90°00'00" E	20.00'
L31	N 90°00'00" E	20.00'
L32	N 90°00'00" E	20.00'
L33	S 00°00'00" E	34.00'
L34	N 90°00'00" W	20.00'
L35	S 00°00'00" E	34.00'
L36	N 90°00'00" W	20.00'
L37	S 00°00'00" E	34.00'
L38	N 90°00'00" W	20.00'
L39	S 00°00'00" E	34.00'
L40	N 90°00'00" W	20.00'
L41	S 00°00'00" E	34.00'
L42	N 90°00'00" W	20.00'
L43	S 00°00'00" E	34.00'
L44	N 90°00'00" W	20.00'
L45	N 07°45'27" E	34.00'
L46	S 82°14'33" E	20.00'
L47	S 82°14'33" E	20.00'
L48	S 07°45'27" W	34.00'
L49	N 82°14'33" W	20.00'
L50	S 07°45'27" W	34.00'
L51	N 82°14'33" W	20.00'
L52	N 20°30'22" E	34.00'
L53	S 69°29'38" E	20.00'
L54	S 69°29'38" E	20.00'
L55	S 20°30'22" W	34.00'
L56	N 69°29'38" W	20.00'
L57	S 20°30'22" W	34.00'
L58	N 69°29'38" W	20.00'
L59	N 43°14'51" E	34.00'
L60	S 46°45'09" E	20.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S 46°45'09" E	20.00'
L62	S 46°45'09" E	20.00'
L63	S 46°45'09" E	20.00'
L64	S 46°45'09" E	20.00'
L65	S 43°14'51" W	34.00'
L66	N 46°45'09" W	20.00'
L67	N 43°14'51" E	34.00'
L68	N 46°45'09" W	20.00'
L69	N 43°14'51" E	34.00'
L70	N 46°45'09" W	20.00'
L71	N 43°14'51" E	34.00'
L72	N 46°45'09" W	20.00'
L73	N 43°14'51" E	34.00'
L74	N 46°45'09" W	20.00'
L75	N 90°00'00" E	34.00'
L76	S 00°00'00" E	20.00'
L77	S 00°00'00" E	20.00'
L78	S 00°00'00" E	20.00'
L79	S 00°00'00" E	20.00'
L80	N 90°00'00" W	34.00'
L81	N 00°00'00" E	20.00'
L82	N 90°00'00" E	34.00'
L83	N 00°00'00" E	20.00'
L84	N 90°00'00" E	34.00'
L85	N 00°00'00" E	20.00'
L86	N 90°00'00" E	34.00'
L87	N 00°00'00" E	20.00'
L88	N 43°14'51" E	34.00'
L89	N 46°45'09" W	20.00'
L90	N 46°45'09" W	20.00'
L91	N 46°45'09" W	20.00'
L92	N 46°45'09" W	20.00'
L93	S 43°14'51" W	34.00'
L94	S 46°45'09" E	20.00'
L95	S 43°14'51" W	34.00'
L96	S 46°45'09" E	20.00'
L97	S 43°14'51" W	34.00'
L98	S 46°45'09" E	20.00'
L99	S 43°14'51" W	34.00'
L100	S 46°45'09" E	20.00'
L101	N 00°00'00" E	34.00'
L102	N 90°00'00" E	20.00'
L103	N 90°00'00" E	20.00'
L104	N 90°00'00" E	20.00'
L105	N 90°00'00" E	20.00'
L106	N 90°00'00" E	20.00'
L107	N 90°00'00" E	20.00'
L108	S 00°00'00" E	34.00'
L109	N 90°00'00" W	20.00'
L110	N 00°00'00" E	34.00'
L111	N 90°00'00" W	20.00'
L112	N 00°00'00" E	34.00'
L113	N 90°00'00" W	20.00'
L114	N 00°00'00" E	34.00'
L115	N 90°00'00" W	20.00'
L116	N 00°00'00" E	34.00'
L117	N 90°00'00" W	20.00'
L118	N 00°00'00" E	34.00'
L119	N 90°00'00" W	20.00'
L120	N 90°00'00" E	34.00'

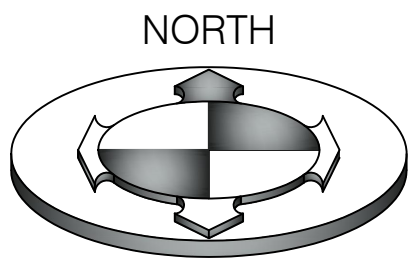
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	N 00°00'00" E	20.00'
L122	N 00°00'00" E	20.00'
L123	N 00°00'00" E	20.00'
L124	N 00°00'00" E	20.00'
L125	N 00°00'00" E	20.00'
L126	N 90°00'00" W	34.00'
L127	S 00°00'00" E	20.00'
L128	N 90°00'00" E	34.00'
L129	S 00°00'00" E	20.00'
L130	N 90°00'00" E	34.00'
L131	S 00°00'00" E	20.00'
L132	N 90°00'00" E	34.00'
L133	S 00°00'00" E	20.00'
L134	N 90°00'00" E	34.00'
L135	S 00°00'00" E	20.00'
L136	N 00°00'00" E	34.00'
L137	N 90°00'00" W	20.00'
L138	N 90°00'00" W	20.00'
L139	N 90°00'00" W	20.00'
L140	N 90°00'00" W	20.00'
L141	N 90°00'00" W	20.00'
L142	N 90°00'00" W	20.00'
L143	S 00°00'00" E	34.00'
L144	N 90°00'00" E	20.00'
L145	S 00°00'00" E	34.00'
L146	N 90°00'00" E	20.00'
L147	S 00°00'00" E	34.00'
L148	N 90°00'00" E	20.00'
L149	S 00°00'00" E	34.00'
L150	N 90°00'00" E	20.00'
L151	S 00°00'00" E	34.00'
L152	N 90°00'00" E	20.00'
L153	S 00°00'00" E	34.00'
L154	N 90°00'00" E	20.00'
L155	N 90°00'00" W	34.00'
L156	N 00°00'00" E	20.00'
L157	N 00°00'00" E	20.00'
L158	N 00°00'00" E	20.00'
L159	N 00°00'00" E	20.00'
L160	N 00°00'00" E	20.00'
L161	N 90°00'00" E	34.00'
L162	S 00°00'00" E	20.00'
L163	N 90°00'00" W	34.00'
L164	S 00°00'00" E	20.00'
L165	N 90°00'00" W	34.00'
L166	S 00°00'00" E	20.00'
L167	N 90°00'00" W	34.00'
L168	S 00°00'00" E	20.00'
L169	N 90°00'00" W	34.00'
L170	S 00°00'00" E	20.00'
L171	S 60°18'30" W	34.00'
L172	S 29°41'30" E	20.17'
L173	S 29°41'30" E	20.00'
L174	S 29°41'30" E	20.00'
L175	S 29°41'30" E	20.00'
L176	S 29°41'30" E	20.00'
L177	N 60°18'30" E	34.00'
L178	N 29°41'30" W	20.00'
L179	N 60°18'30" E	34.00'
L180	N 29°41'30" W	20.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N 60°18'30" E	34.00'
L182	N 29°41'30" W	20.00'
L183	N 60°18'30" E	34.00'
L184	N 29°41'30" W	20.00'
L185	N 60°18'30" E	34.00'
L186	N 29°41'30" W	20.17'
L187	S 60°14'48" W	26.17'
L188	N 29°45'12" W	25.00'
L189	N 29°45'12" W	25.00'
L190	N 29°45'12" W	25.08'
L191	N 60°14'48" E	34.92'
L192	S 29°45'12" E	0.58'
L193	S 60°14'48" W	3.00'
L194	S 29°45'12" E	19.00'
L195	N 60°14'48" E	3.00'
L196	S 29°45'12" E	0.58'
L197	S 60°14'48" W	8.75'
L198	S 29°45'12" E	4.92'
L199	N 59°42'03" E	8.75'
L200	S 29°45'12" E	0.58'
L201	S 29°45'12" E	19.00'
L202	N 60°14'48" E	3.00'
L203	S 29°45'12" E	0.58'
L204	S 60°14'48" W	8.75'
L205	S 29°45'12" E	4.92'
L206	N 59°42'03" E	8.75'
L207	S 29°45'12" E	0.58'
L208	S 60°14'48" W	3.00'
L209	S 29°45'12" E	19.00'
L210	N 60°14'48" E	3.00'
L211	S 29°45'12" E	0.58'
L212	S 60°14'48" W	8.75'
L213	S 29°45'12" E	4.92'
L214	N 60°14'48" E	26.17'
L215	N 60°14'48" E	26.17'
L216	S 60°14'48" W	26.17'
L217	N 29°45'12" W	25.00'
L218	N 29°45'12" W	25.00'
L219	N 29°45'12" W	25.08'
L220	N 60°14'48" E	34.92'
L221	S 29°45'12" E	0.58'
L222	S 60°14'48" W	3.00'
L223	S 29°45'12" E	19.00'
L224	N 60°14'48" E	3.00'
L225	S 29°45'12" E	0.58'
L226	S 60°14'48" W	8.75'
L227	S 29°45'12" E	4.92'
L228	N 59°42'03" E	8.75'
L229	S 29°45'12" E	0.58'
L230	S 60°14'48" W	3.00'
L231	S 29°45'12" E	19.00'
L232	N 60°14'48" E	3.00'
L233	S 29°45'12" E	0.58'
L234	S 60°14'48" W	8.75'
L235	S 29°45'12" E	4.92'
L236	N 59°42'03" E	8.75'
L237	S 29°45'12" E	0.58'
L238	S 60°14'48" W	3.00'
L239	S 29°45'12" E	19.00'
L240	N 60°14'48" E	3.00'

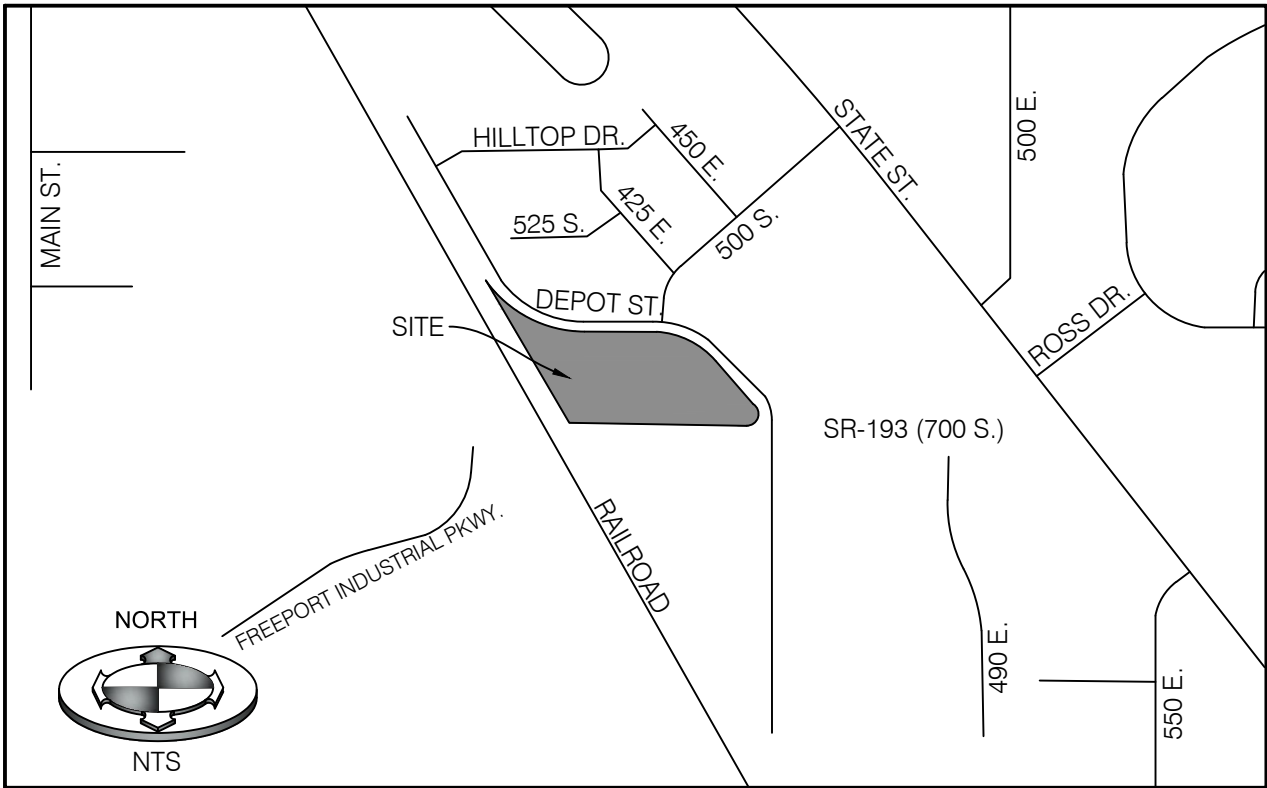
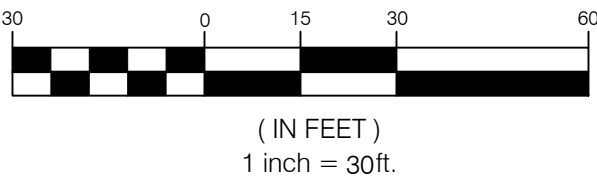
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L241	S 29°45'12" E	0.58'
L242	S 60°14'48" W	8.75'
L243	S 29°45'12" E	4.92'
L244	N 60°14'48" E	26.17'
L245	N 60°14'48" E	26.17'
L247	N 00°00'00" E	59.36'
L248	N 60°18'33" E	4.39'
L249	S 29°41'27" E	155.80'
L250	S 60°14'48" W	13.93'
L251	S 29°45'12" E	18.01'
L252	N 60°19'24" E	13.96'
L253	N 90°00'00" E	307.24'
L254	N 00°00'00" E	21.50'
L255	N 90°00'00" W	34.00'
L256	N 00°00'00" E	93.09'
L257	N 46°45'09" W	100.61'
L258	N 53°12'54" W	14.36'
L259	N 69°29'38" W	20.00'
L260	N 82°14'33" W	20.00'
L261	N 00°00'09" W	32.99'
L262	N 00°00'09" W	35.11'
L263	N 90°00'00" E	176.57'
L264	S 00°00'00" E	25.37'
L265	N 90°00'00" E	157.74'
L266	S 00°00'03" W	149.74'
L267	N 90°00'00" W	37.83'
L268	N 00°00'00" E	13.10'
L269	N 90°00'00" W	18.00'
L270	S 00°00'00" E	13.10'
L271	N 90°00'00" W	0.50'
L272	N 90°00'00" E	9.81'
L273	N 90°00'00" W	17.26'
L274	S 00°00'00" E	9.81'
L275	N 90°00'00" W	5.99'
L276	N 29°41'41" W	145.54'
L277	N 90°00'00" E	2.71'
L278	S 82°15'10" E	26.79'
L279	S 69°30'03" E	14.23'
L280	S 45°00'00" W	16.32'
L281	S 45°00'00" E	17.58'
L282	N 45°00'00" E	20.36'
L283	S 46°45'09" E	81.43'
L284	S 00°00'01" E	69.33'
L285	N 90°00'00" W	139.58'
L286	N 00°00'00" E	149.74'
L287	N 90°00'00" E	26.00'
L288	S 60°18'33" W	25.99'

THE DEPOT TOWNHOMES

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



GRAPHIC SCALE



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
AXIS ARCHITECTS
MELISSA BIGGER
927 S STATE ST.
SALT LAKE CITY, UT 84111
801-355-3003
MBIGGER@AXISARCHITECTS.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CDP.01	DEMO PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY NOT FOR
CONSTRUCTION



PRELIMINARY PLAN

7/3/20

No. 11366633

ALLISON G. ALBERT

Utah Seal

STATE OF UTAH

NOT FOR CONSTRUCTION

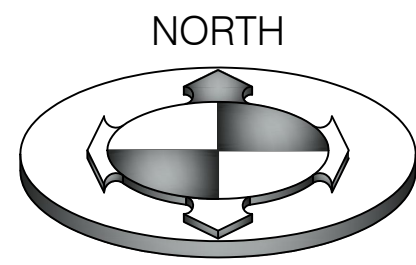
**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE DEPOT TOWNHOMES 305 E 700 S CLEARFIELD, UTAH		DRAFT JHO DATE: 05/15/2020	DESIGN AGA DATE: 05/15/2020	CHECK AGA DATE: 05/22/2020	PROJECT NO. 2004092
No.	DATE	DESCRIPTION			
1	07/08/2020	REVISED PER CITY COMMENTS			

COVER

1 OF 10



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER CLEARFLIED CITY STDs.	1/CDT.02
③	CURB WALL PER APWA #209 TYPE P	
④	SIDEWALK PER CLEARFLIED CITY STDs.	1/CDT.02
⑤	DUMPSTER PER CLEARFLIED STDs. (DESIGNED BY OTHERS)	
⑥	DRIVE APPROACH PER CLEARFLIED CITY STDs.	3/CDT.02
⑦	RELEASE CURB AND GUTTER	2/CDT.01
⑧	ADA SIGN PER CLEARFLIED CITY STDs.	
⑨	ADA RAMP PER CLEARFLIED CITY STDs.	2/CDT.02
⑩	4' WATERWAY PER APWA #211	
⑪	SEMI-PERMIABLE PAVERS (DESIGNED BY OTHERS)	
⑫	6" CONCRETE MOW STRIP	8/CDT.02

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	40,589	30.8
HARDSCAPE	38,526	29.2
PAVERS	8,747	6.6
LANDSCAPE	43,960	33.4
TOTAL	131,822	100

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

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	6	2
TOTAL	8	

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

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT CITY/UDOT STANDARDS AND SPECIFICATIONS.

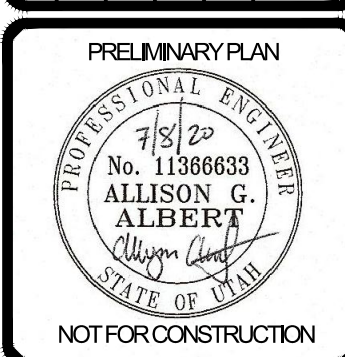
NOTE:
CLEARFIELD CITY CONSTRUCTION & DEVELOPMENT STANDARDS, NOTES, AND SPECIFICATIONS GOVERN. APWA STANDARDS ARE BACK-UP TO CITY REQUIREMENTS.

- NOTES:
- ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED, I.E. CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.
 - CLEARFIELD CITY CONSTRUCTION AND DEVELOPMENT STANDARDS GOVERN AND APWA STANDARDS ARE BACK-UP TO THE CITY REQUIREMENTS.
 - GROUND WATER IS AT APPROXIMATELY 10-FEET TO 14-FEET WHICH WILL HAVE SEASONAL FLUCTUATION.
 - NO CLAY MATERIAL MAY BE USED FOR BACKFILLING, ON-SITE - CLEARFIELD CITY STANDARDS.
 - THE SOILS ON-SITE CONTAIN HIGH AMOUNTS OF FINES AND WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE TO COMPACT DURING WET AND COLD PERIODS OF THE YEAR.
 - FROM A HANDLING AND COMPACTION STANDPOINT, SOILS CONTAINING HIGH AMOUNTS OF FINES (SILTS AND CLAYS) ARE INHERENTLY MORE DIFFICULT TO REWORK AND ARE VERY SENSITIVE TO CHANGES IN MOISTURE CONTENT, REQUIRING VERY CLOSE MOISTURE CONTROL DURING PLACEMENT AND COMPACTION. THIS WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE, DURING WET AND COLD PERIODS OF THE YEAR. ADDITIONALLY, THE ON-SITE SOILS ARE LIKELY ABOVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AT PRESENT AND WOULD REQUIRE SOME DRYING PRIOR TO RE-COMPACTION.
 - FINE-GRAINED SOILS WILL REQUIRE VERY CLOSE MOISTURE CONTROL AND MAY BE VERY DIFFICULT, IF NOT IMPOSSIBLE, TO PROPERLY PLACE AND COMPACT DURING WET AND COLD PERIODS OF THE YEAR.

REVISIONS		DESCRIPTION
NO.	DATE	REVISIONS PER CITY COMMENTS
1	07/08/2020	

DESIGNED BY	AGG
CHECKED BY	AGG
DATE	05/22/20
TITLE	2004092 SITE

SCALE MEASURES - INCH ON FULL SIZE SHEETS
ADJUST ACCORDANCE FOR REDUCED SIZE SHEETS



BENCHMARK
ENGINEERING &
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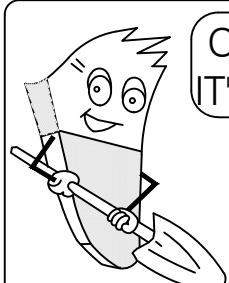
THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

**SITE
PLAN**

CSP.01
3 OF 10

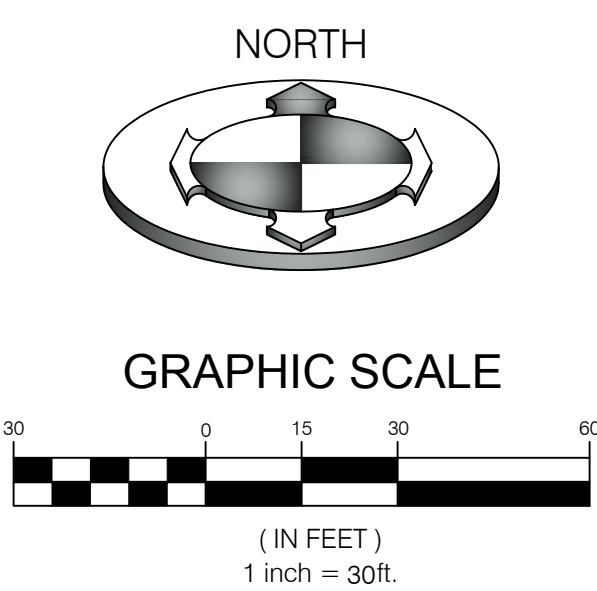
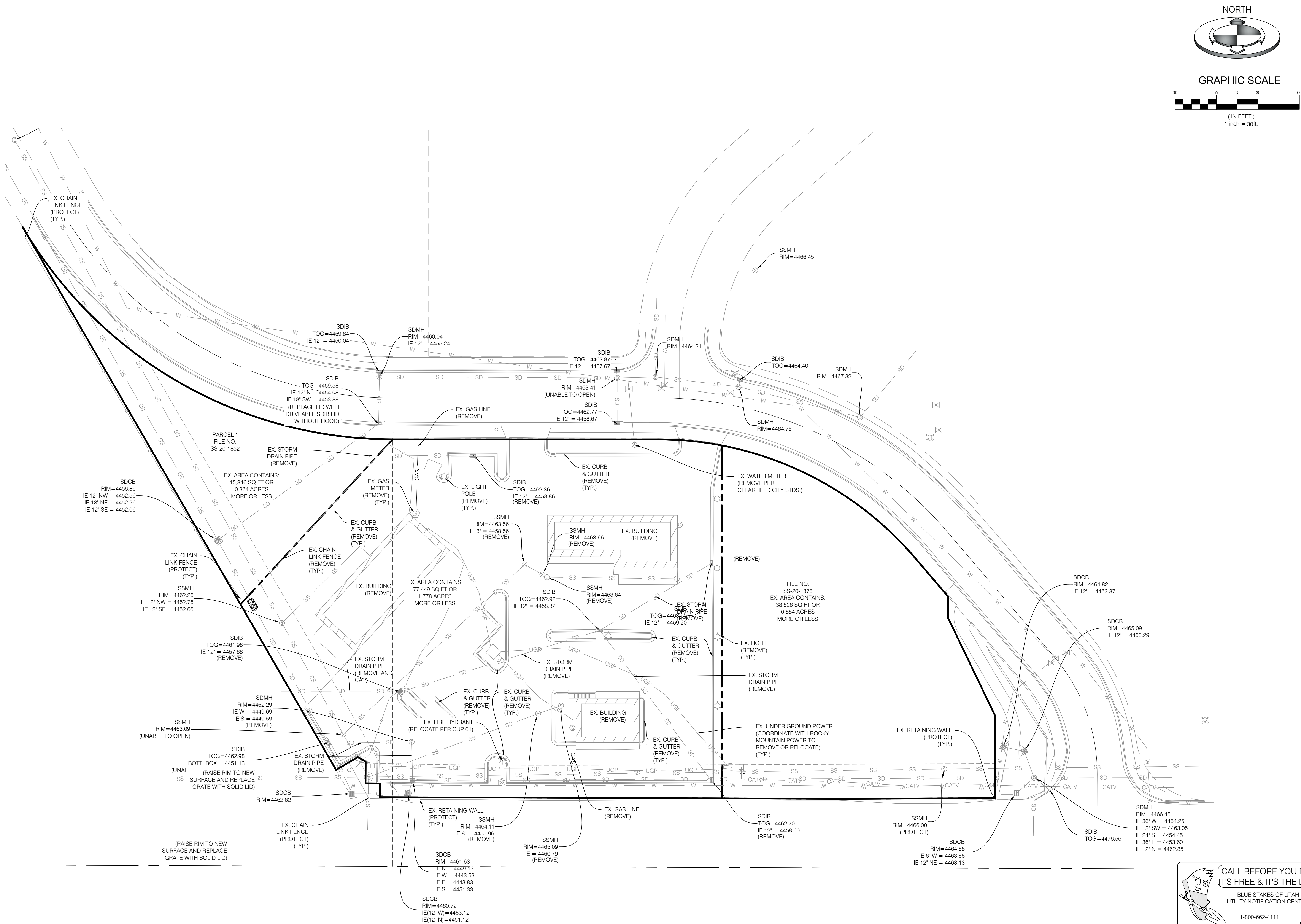


CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

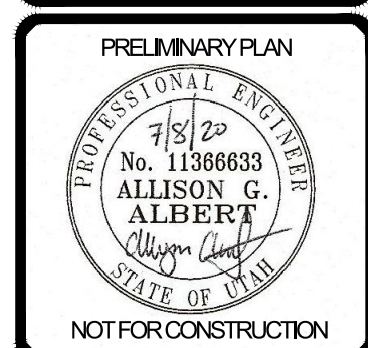
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DESCRIPTION	
DATE	07/08/2020
NO.	1
REVISION	REVISED PER CITY COMMENTS
PROJECT	JHO
CHECKED BY	AGA
FIELD CREW	SURVEY
DATE	05/22/20
DRAWN BY	ALLISON G. ALBERT
SCALE	20'X40' SITE
SCALE	MEASURES SHOWN ON FULL SIZE SHEETS
SCALE	ADJUST ACCORDING TO INTERFERED SEE SHEETS



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BENCHMARK CIVIL

THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

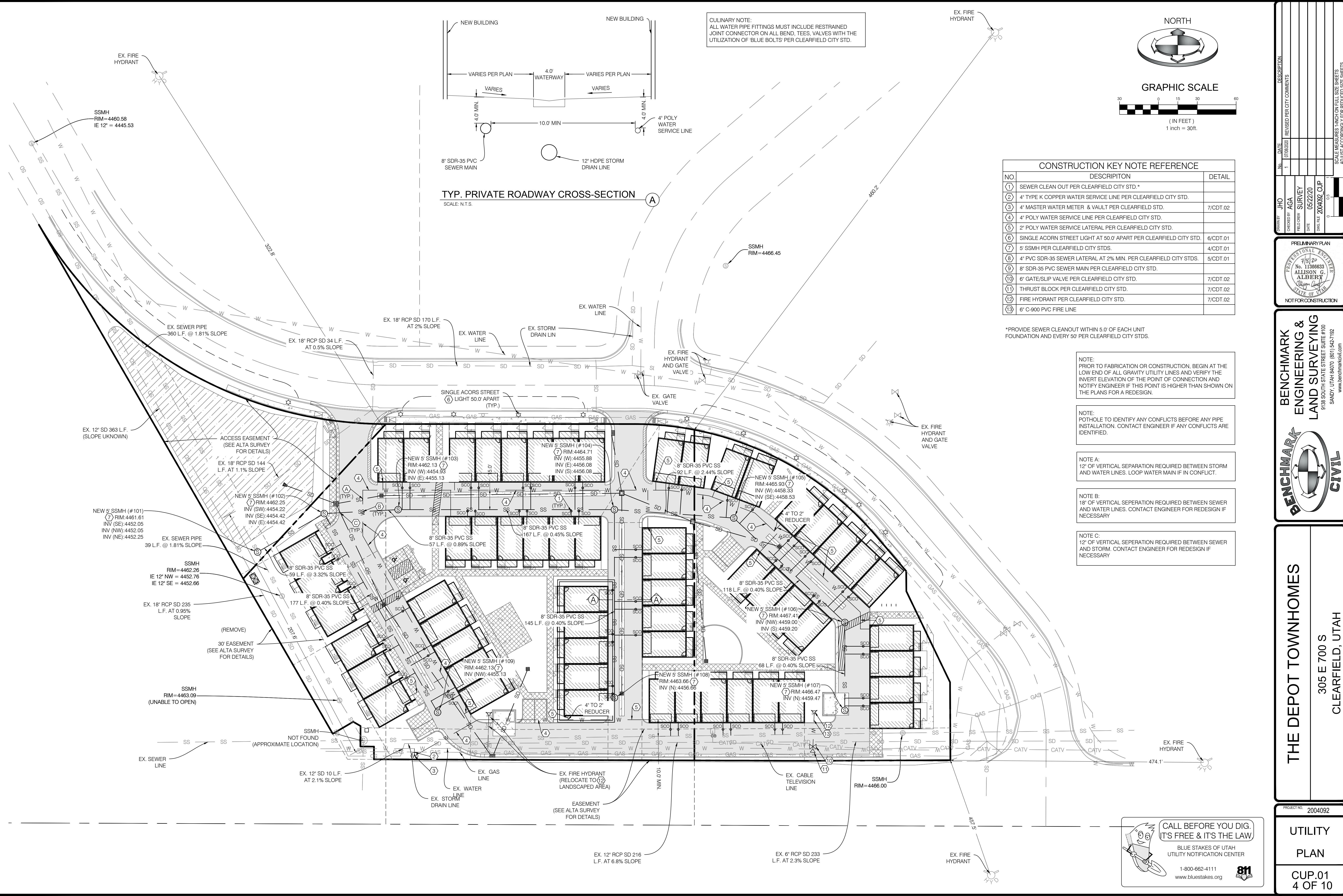
DEMO
PLAN

CDP.01
3 OF 10

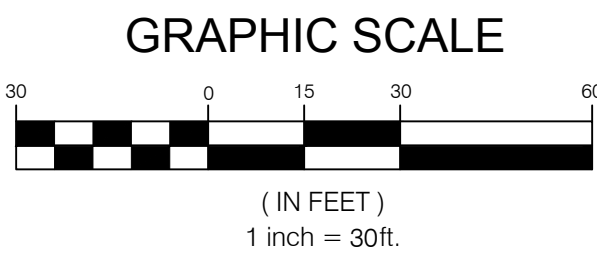
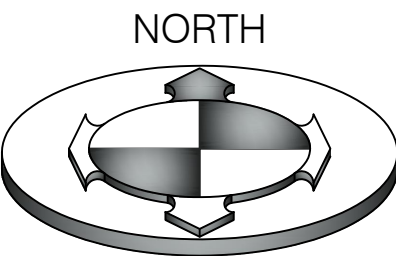
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CULINARY NOTE:
ALL WATER PIPE FITTINGS MUST INCLUDE RESTRAINED
JOINT CONNECTOR ON ALL BEND, TEES, VALVES WITH THE
UTILIZATION OF BLUE BOLTS PER CLEARFIELD CITY STD.



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	SEWER CLEAN OUT PER CLEARFIELD CITY STD.*	
2	4" TYPE K COPPER WATER SERVICE LINE PER CLEARFIELD CITY STD.	
3	4" MASTER WATER METER & VAULT PER CLEARFIELD STD.	7/CDT.02
4	4" POLY WATER SERVICE LINE PER CLEARFIELD CITY STD.	
5	2" POLY WATER SERVICE LATERAL PER CLEARFIELD CITY STD.	
6	SINGLE ACORN STREET LIGHT AT 50.0' APART PER CLEARFIELD CITY STD.	6/CDT.01
7	5" SSMH PER CLEARFIELD CITY STD.	4/CDT.01
8	4" PVC SDR-35 SEWER LATERAL AT 2% MIN. PER CLEARFIELD CITY STD.	5/CDT.01
9	8" SDR-35 PVC SEWER MAIN PER CLEARFIELD CITY STD.	
10	6" GATE/SLIP VALVE PER CLEARFIELD CITY STD.	7/CDT.02
11	THRUST BLOCK PER CLEARFIELD CITY STD.	7/CDT.02
12	FIRE HYDRANT PER CLEARFIELD CITY STD.	7/CDT.02
13	6" C-900 PVC FIRE LINE	

*PROVIDE SEWER CLEANOUT WITHIN 5.0' OF EACH UNIT
FOUNDATION AND EVERY 50' PER CLEARFIELD CITY STD.

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

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

NOTE A:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN STORM
AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

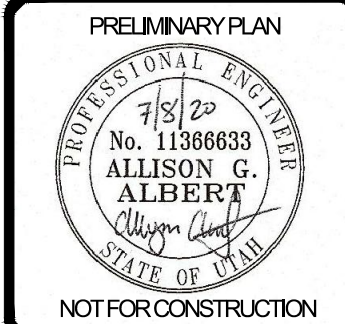
NOTE B:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER
AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

NOTE C:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER
AND STORM. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

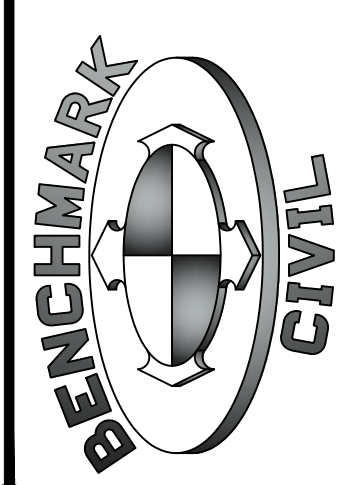
REVISIONS		DESCRIPTION
NO.	DATE	REVISIONS PER CITY COMMENTS
1	07/08/2020	

DESIGNED BY	AGG
CHECKED BY	AGG
DATE	05/22/20
PROJECT NO.	2004092
PROJECT NAME	CUP.01

SCALE MEASURES: HATCH ON FULL SIZE SHEETS
ADJUST PROPORTIONS FOR REDUCED SIZE SHEETS



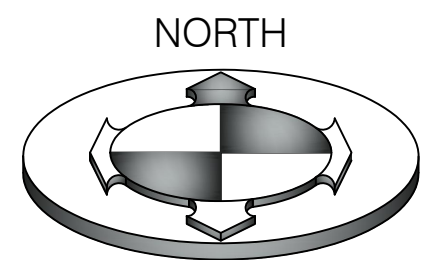
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THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092
**UTILITY
PLAN**
CUP.01
4 OF 10





GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

SWPPP KEY NOTES REFERENCE

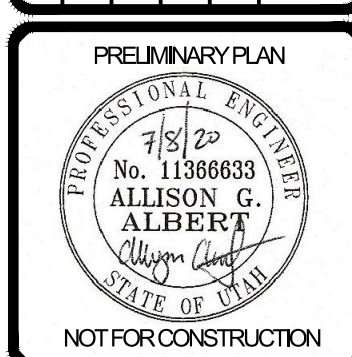
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	6/CEP.02
③	MATERIALS STORAGE	2/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	1/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	3/CEP.02

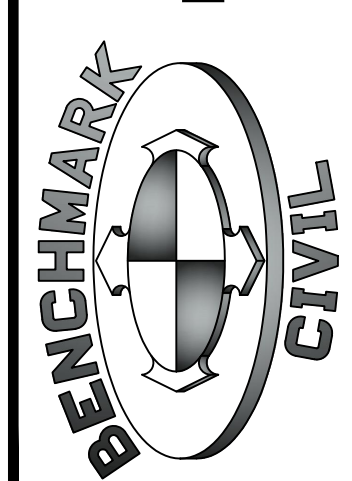
NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED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

NO	DATE	DESCRIPTION
1	07/06/2020	REVISED PER CITY COMMENTS
2		
3		
4		
5		
6		

DRAWN BY: JHO
CHECKED BY: AGA
DESIGNED BY: SURVEY
DATE: 05/22/20
DWG FILE: 2004092 SITE

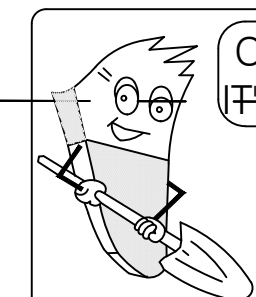


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305 E 700 S
CLEARFIELD, UTAH

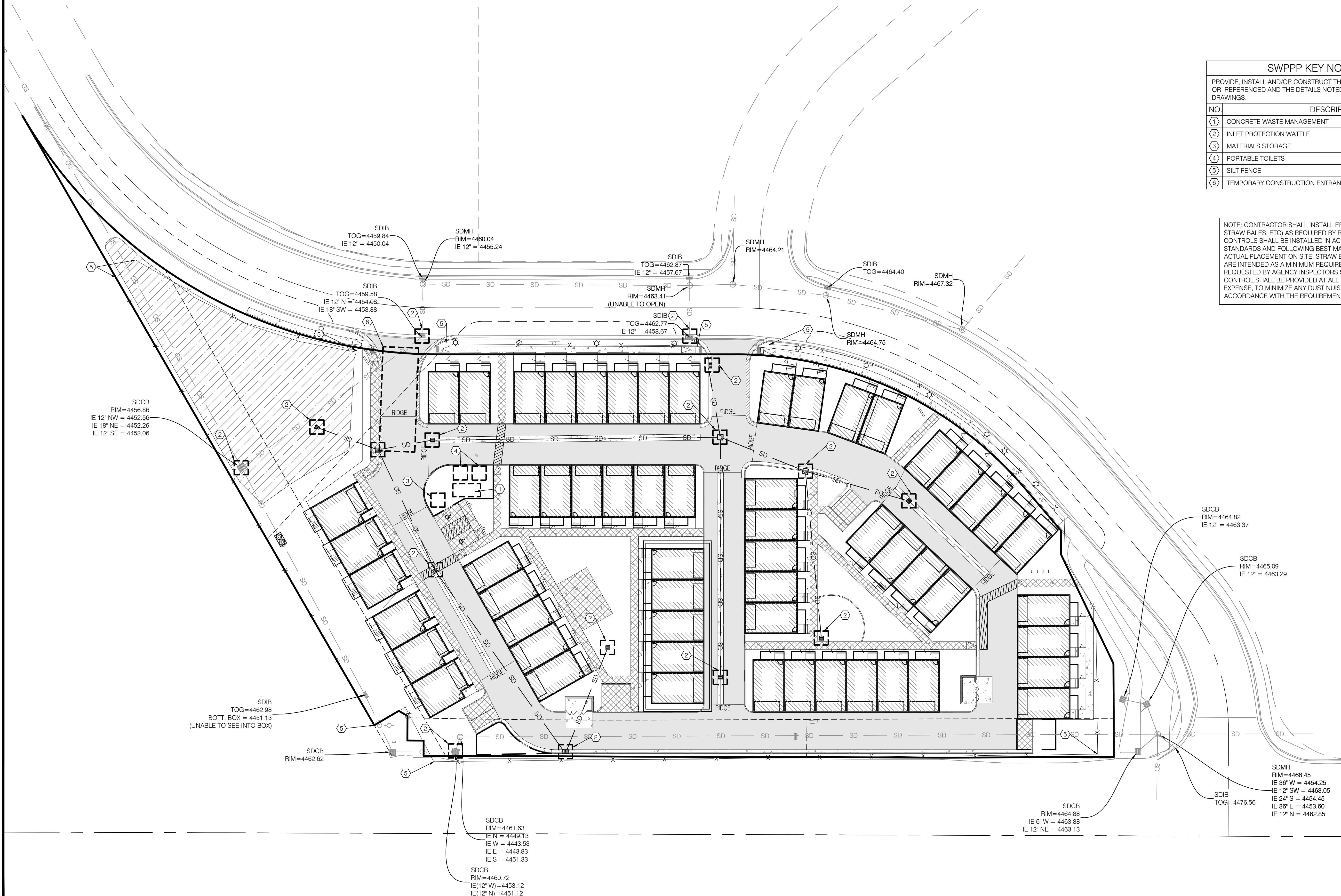
PROJECT NO: 2004092
EROSION CONTROL PLAN
CEP.01
6 OF 10



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The diagram illustrates a portable concrete washout station. A worker is positioned to the left, using a high-pressure hose to spray concrete residue from a truck's tire. The station is a trailer-mounted unit with a pump and hose reel. Labels indicate: 'Locate 50' from Nearest Drainage Area.', 'CONTAINMENT BARRIER ALL AROUND', and 'WASHOUT AREA FOR CONCRETE STORAGE'.

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

The diagram illustrates the controlled storage of on-site materials. It shows a storage area with a perimeter fence, a security fence, and a plastic tarp covering the storage area. A sign indicates "CONTROLLED STORAGE" and "DO NOT USE". A legend lists four requirements:

- 1. CONTROLLED STORAGE LOCATION
- 2. PERIMETER FENCE IMPOUNDMENT
- 3. STORAGE OFF GROUND
- 4. COVER WHEN NOT IN USE

The diagram shows a portable toilet unit on a gravel pad. A label 'CONTAINMENT LITTER BIN' points to the top of the unit. A label 'GRAVEL PAD' points to the base of the unit. A label '1x1' points to the footprint of the unit on the gravel pad.

DESCRIPTION:
Practices to clean up leakage/spillage of on-site materials that may be harmful to people and/or the environment.

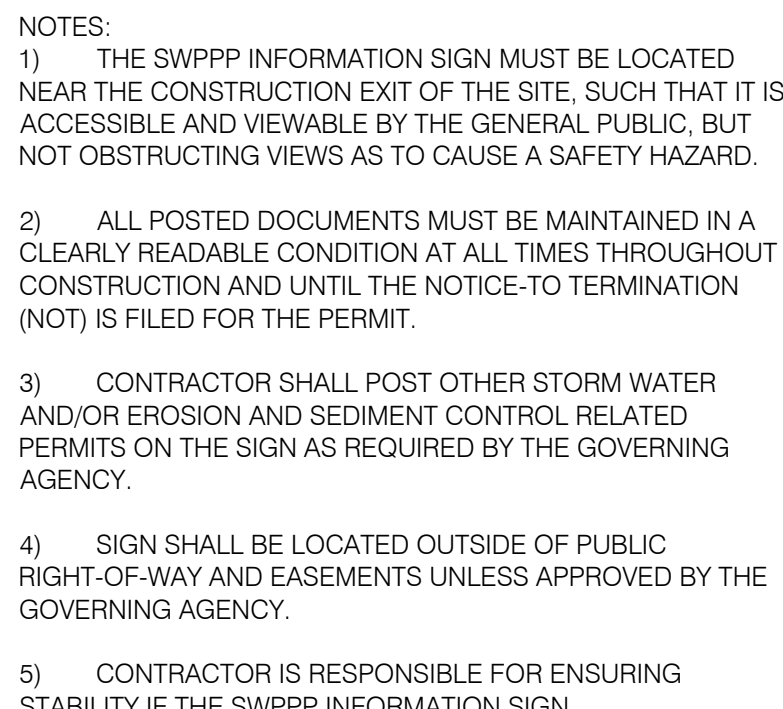
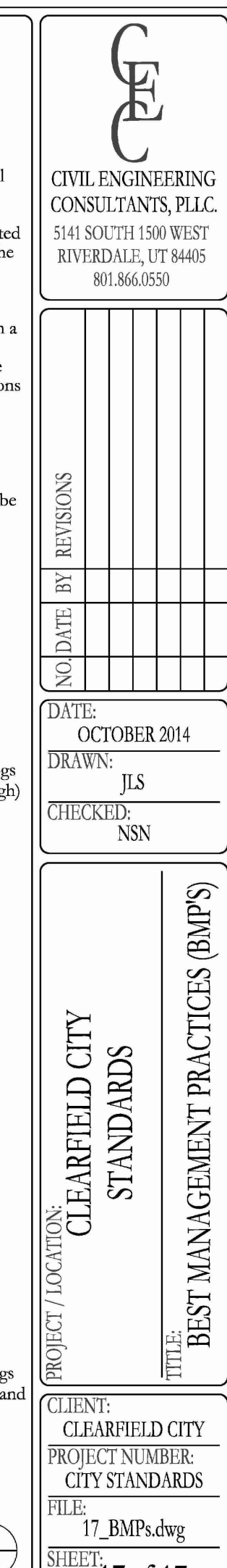
APPLICATION:
All sites

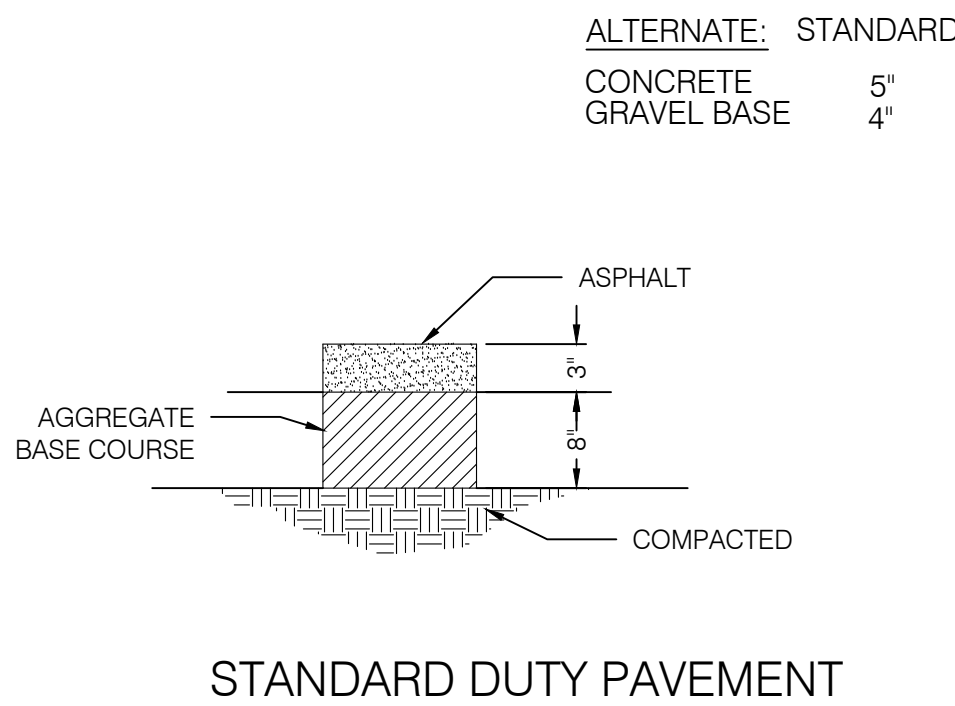
GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

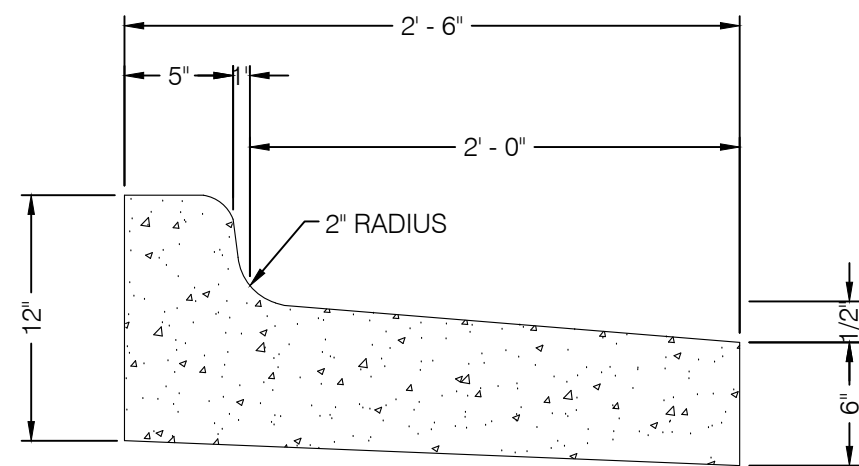
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.



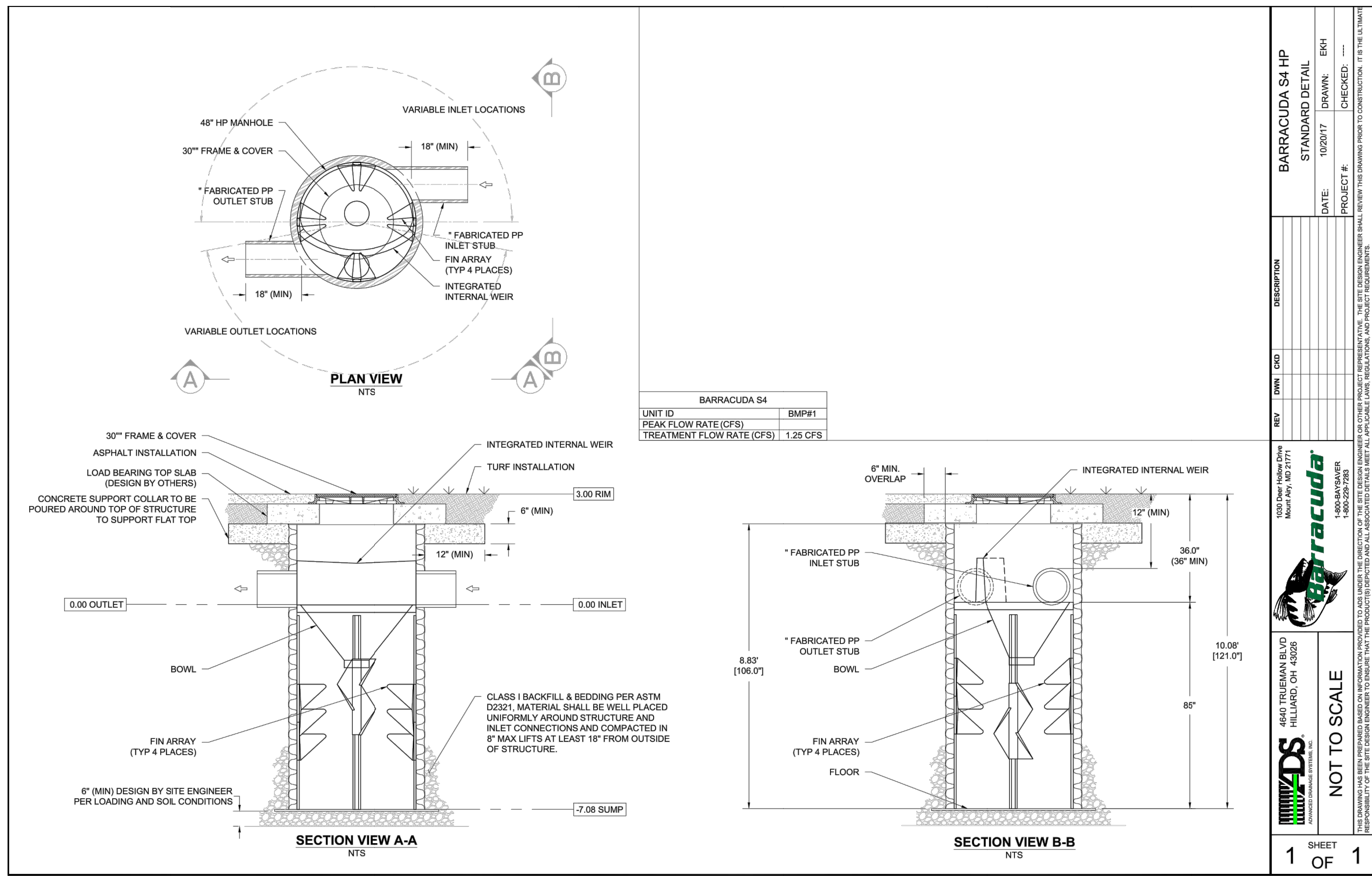


PAVEMENT SECTIONS
SCALE: NTS

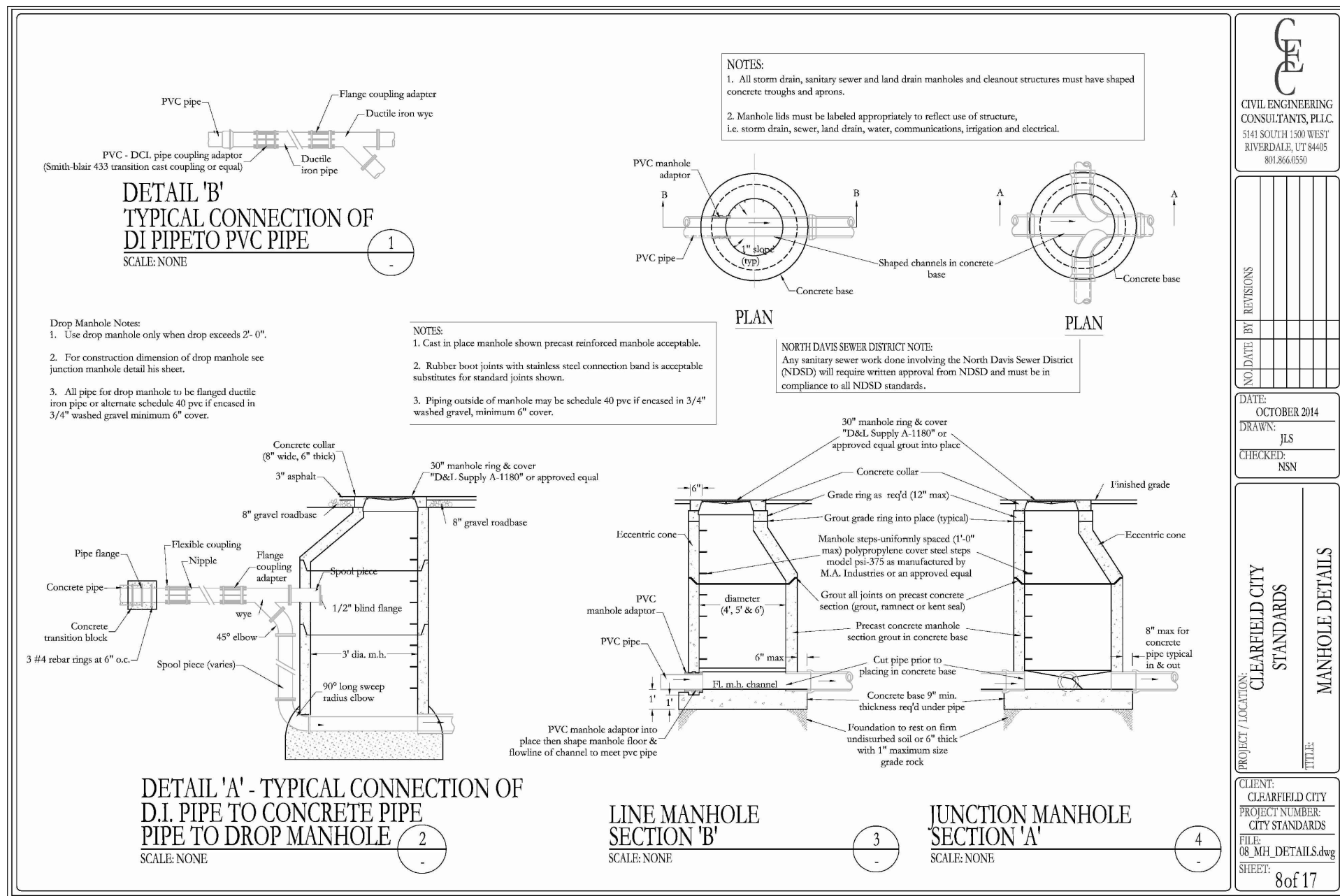
NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



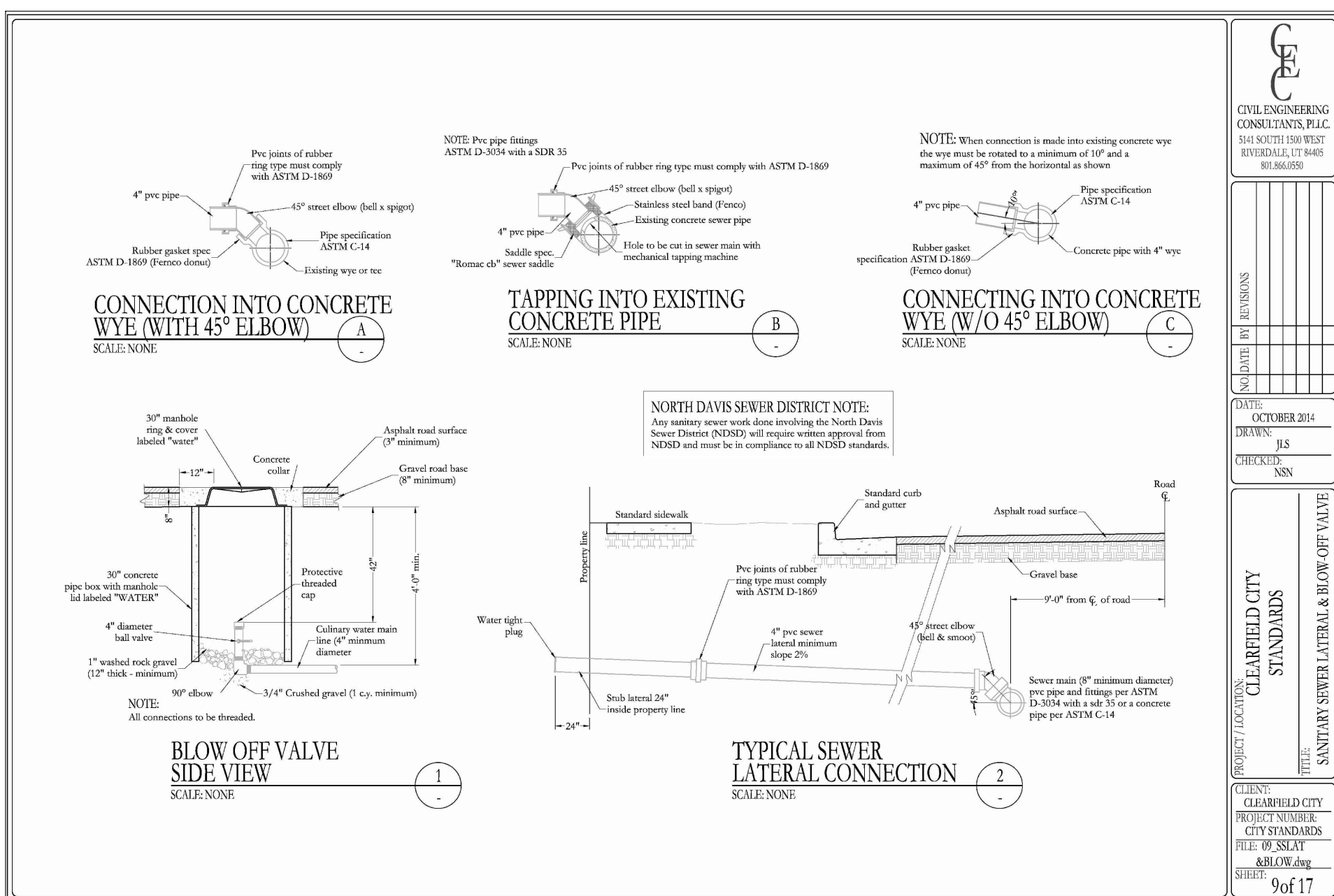
TYPICAL RELEASE CURB & GUTTER
SCALE: NTS



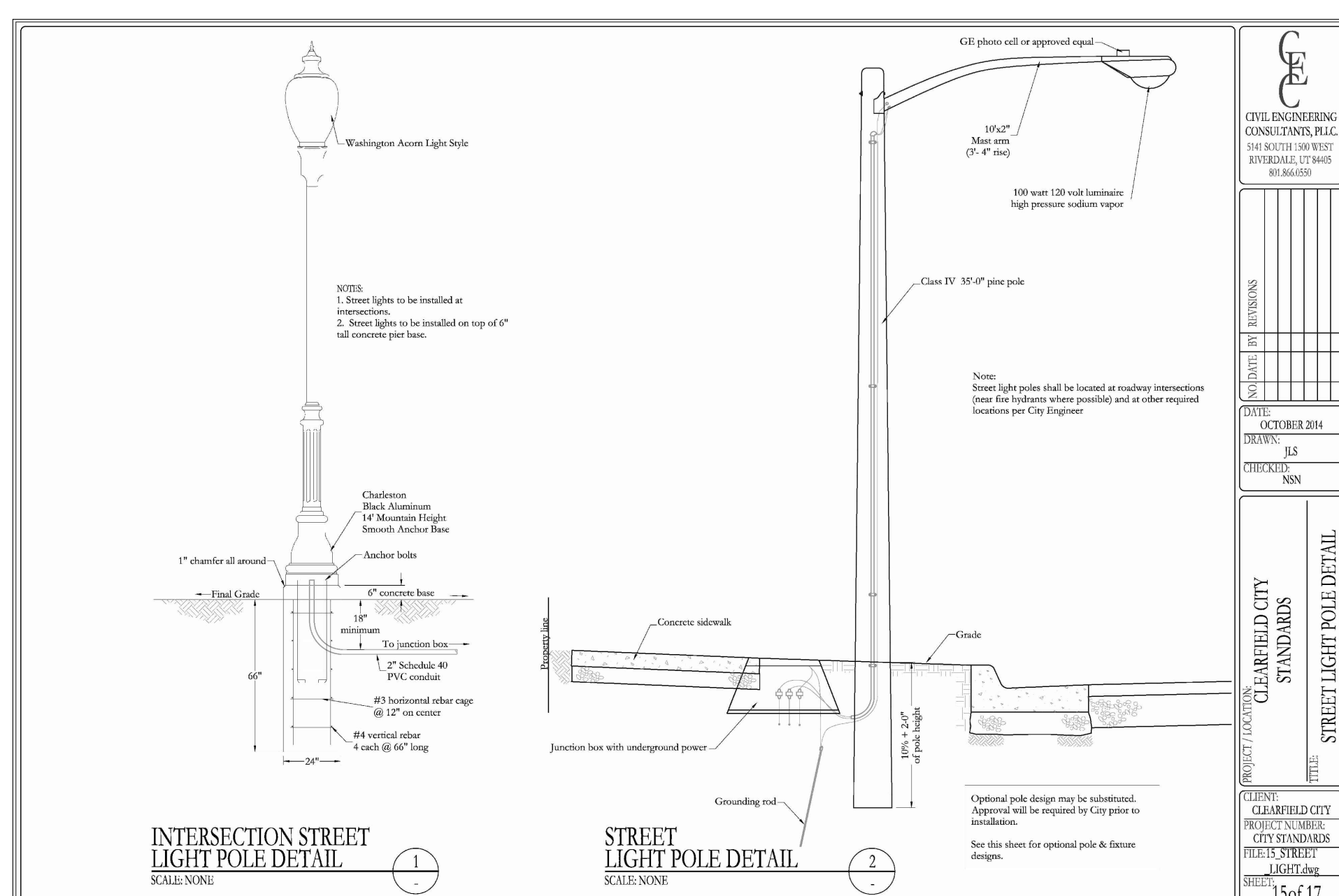
SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE:

REVISIONS		DATE	DESCRIPTION
1		07/08/2020	REVISED PER CITY COMMENTS

DESIGNED BY	AG	DATE	05/22/20
CHECKED BY	BNH	DATE	05/22/20
PROJECT #	2004092	SITE	

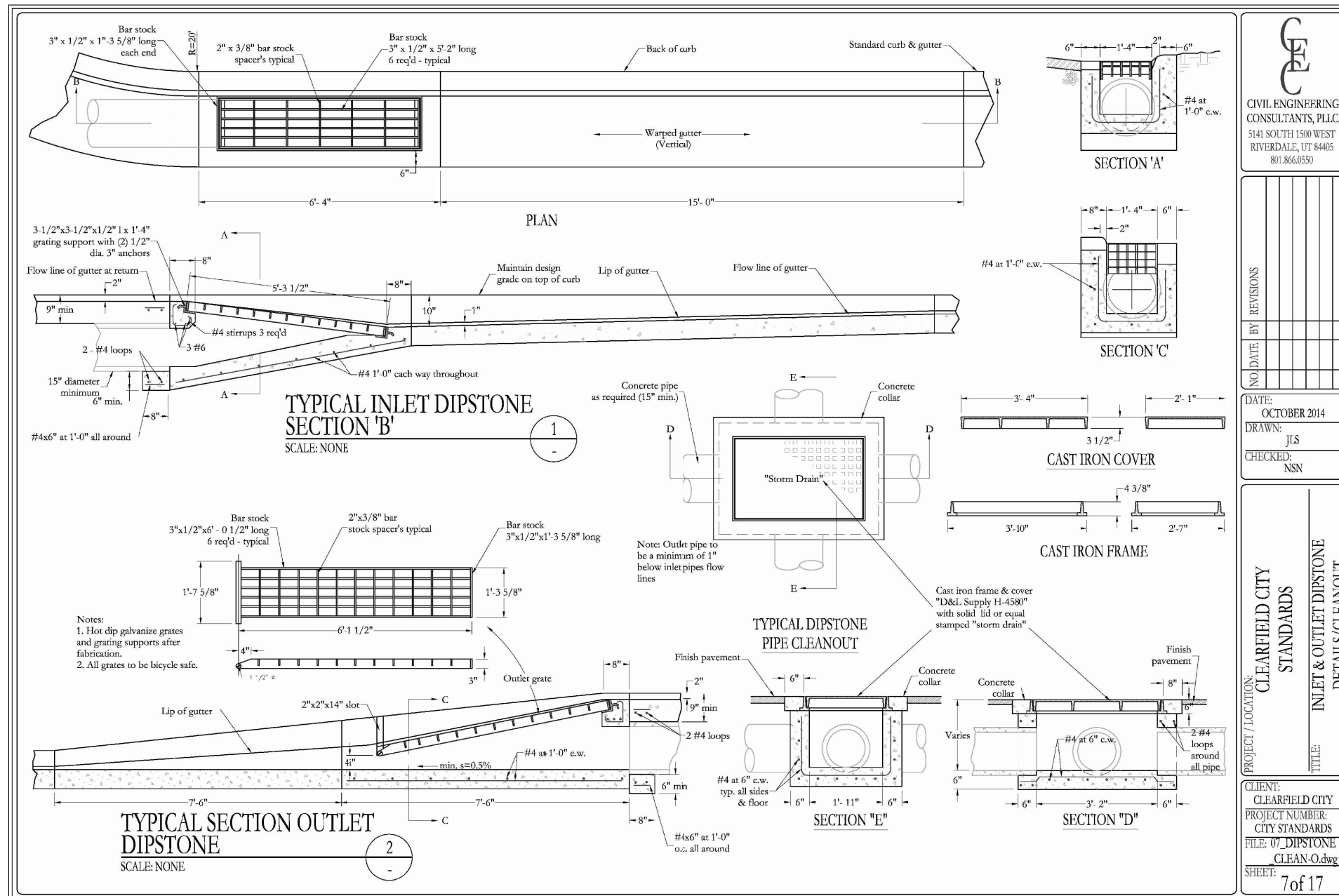
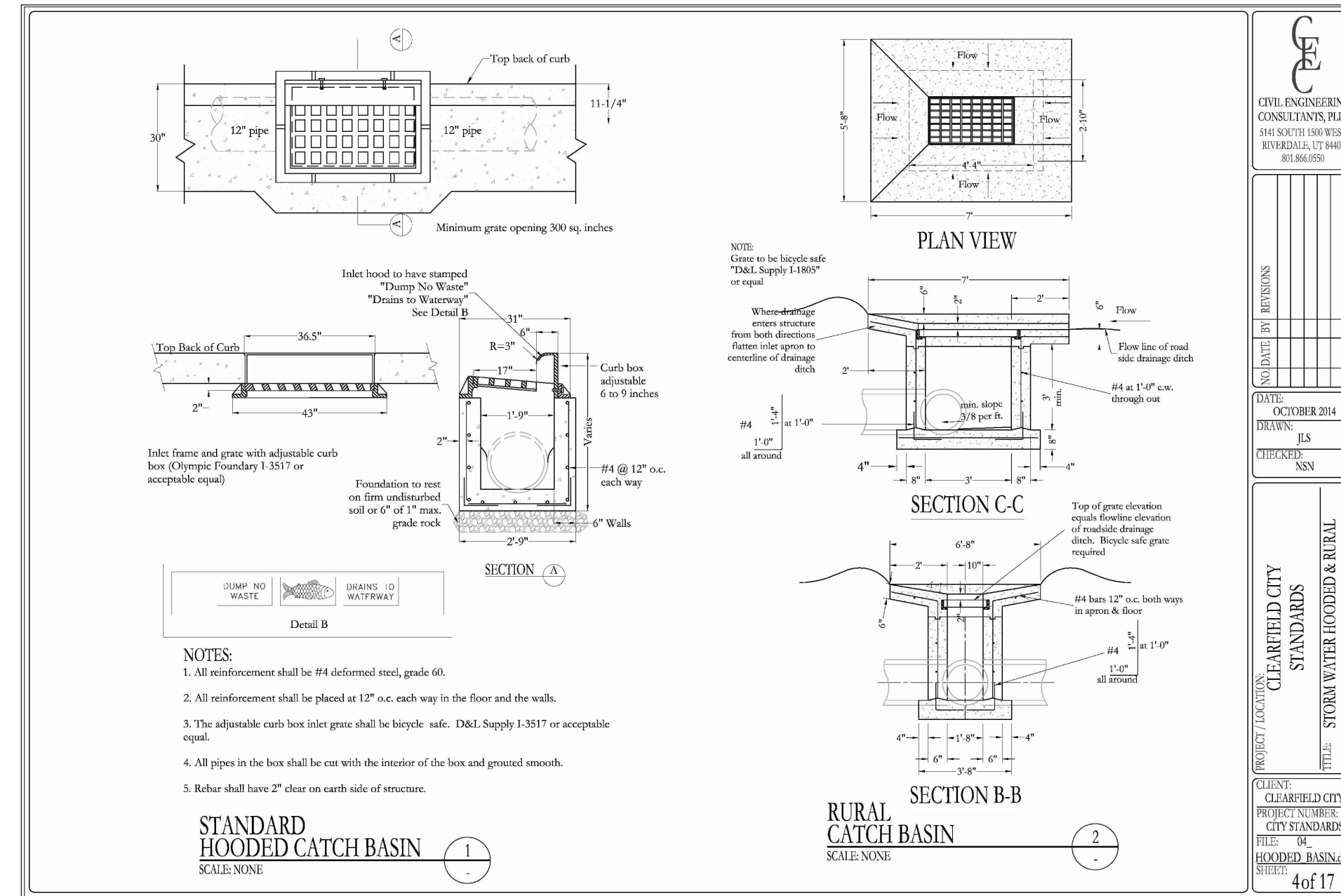
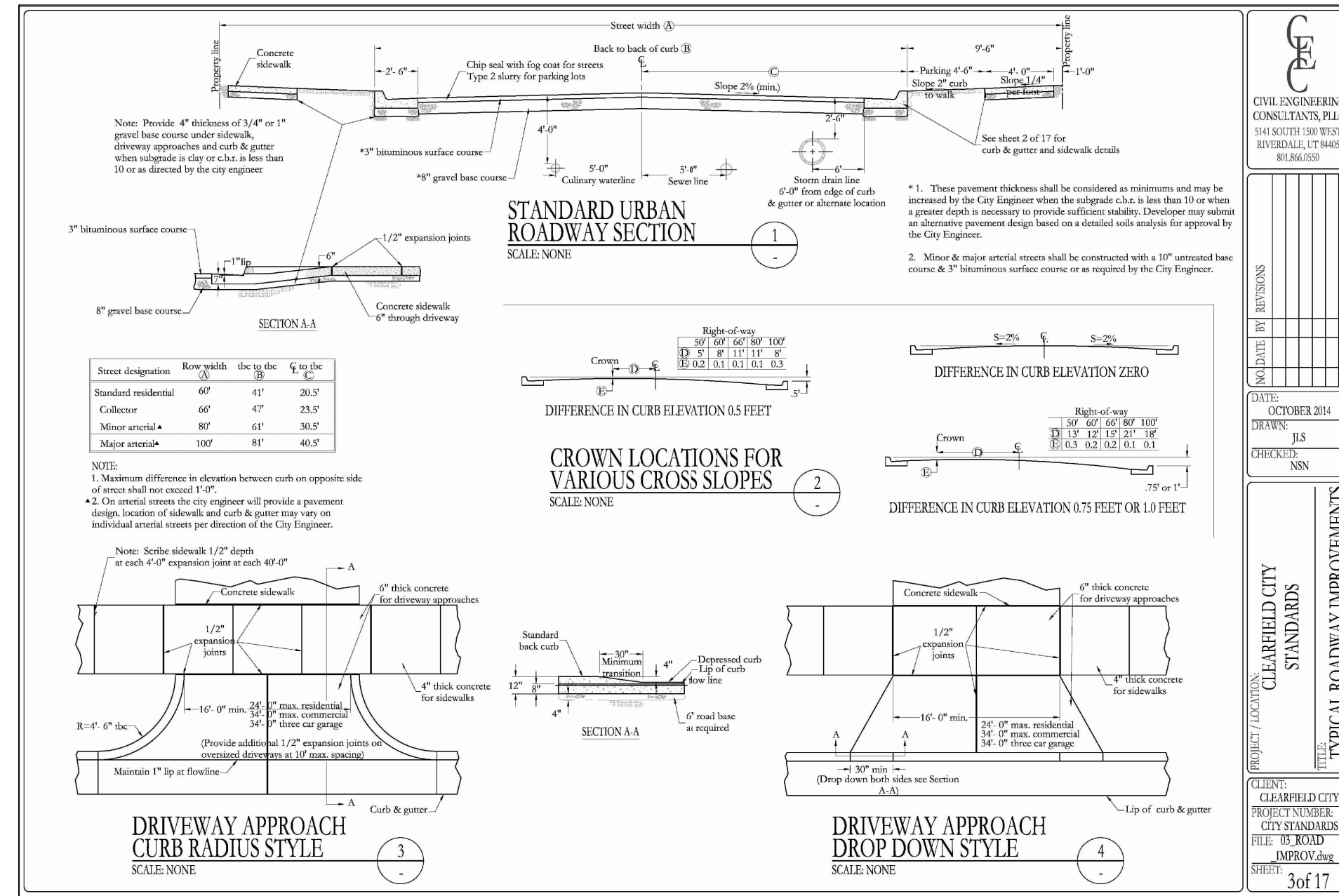
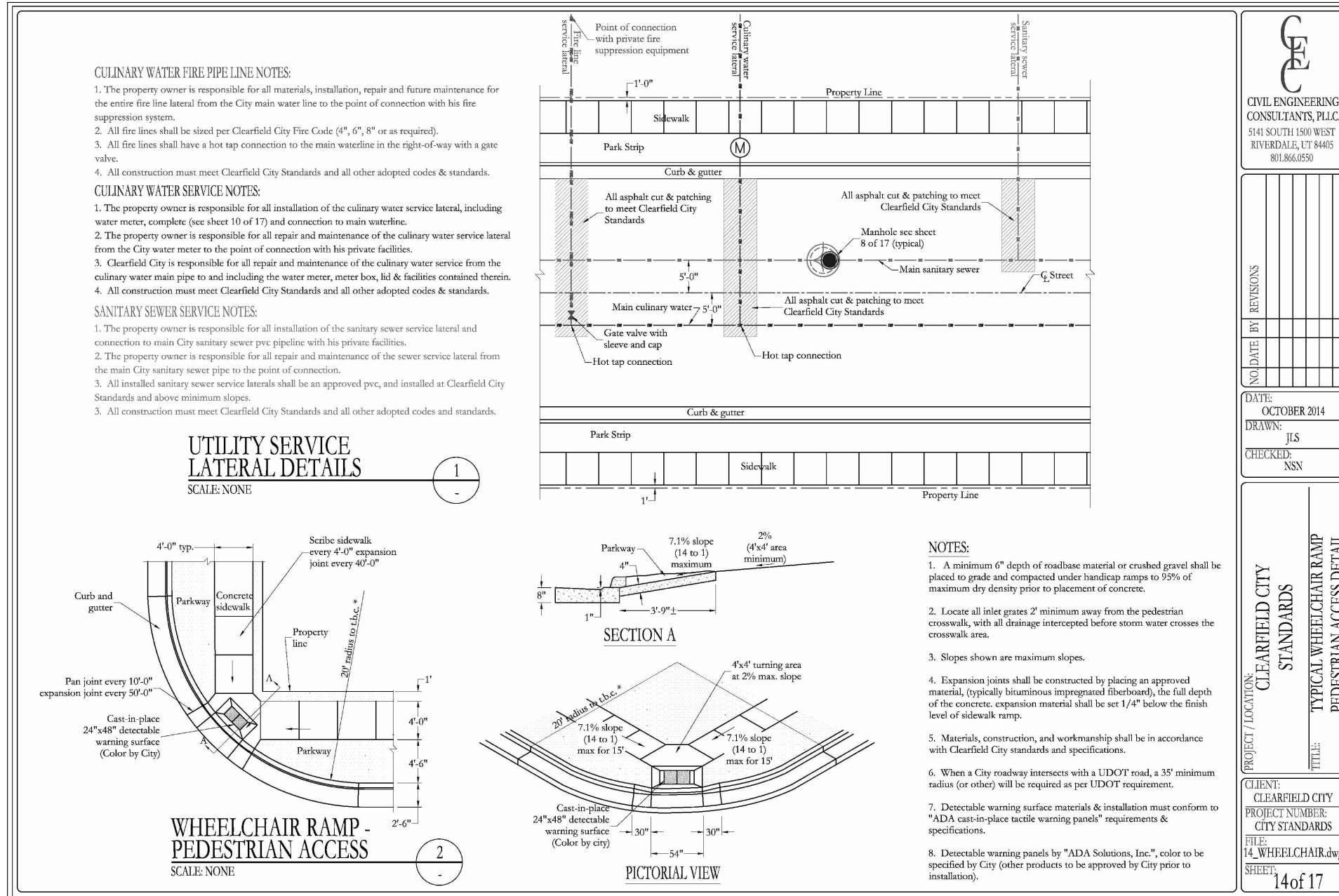
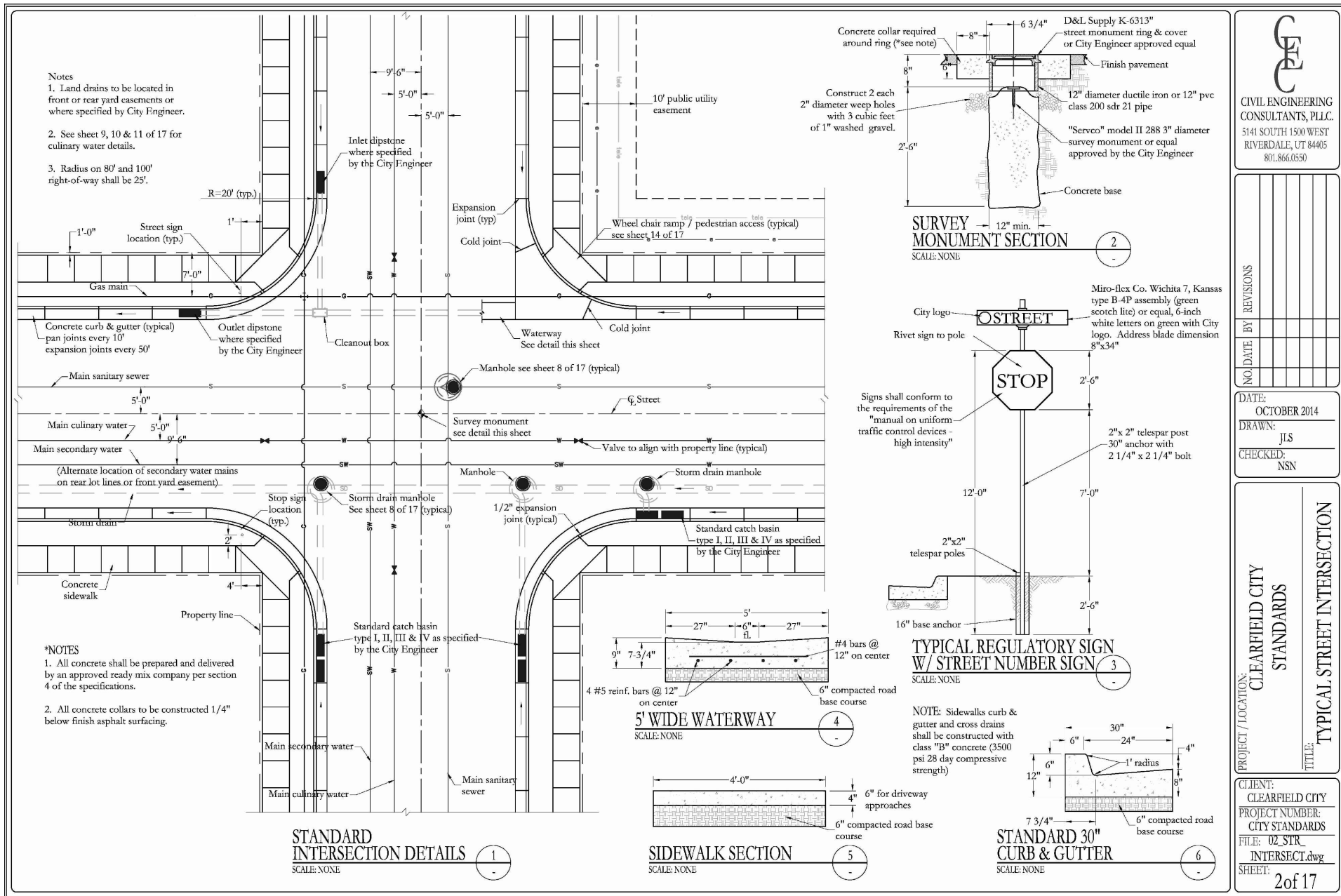
SCALE MEASURES 1/4" ON FULL SIZE SHEET IS EQUivalent TO 1" ON THIS SHEET
1/4" = 1'
1/8" = 1/2'
1/16" = 1/4'

PROFESSIONAL ENGINEER	ALLISON G. ALBERT
STATE OF UTAH	
NOT FOR CONSTRUCTION	

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THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO.	2004092
DETAIL SHEET	
CDT.01	9 OF 10





Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, August 5th, 2020

SUBJECT: Discussion and Possible Action on **SP 2020-070051**, a site plan review request by Micheal Henry with Investment Property Group to add two (2) additional mobile home spaces and a dog park for the Cambridge Mobile Home Park at the subject location. **Location:** 1350 & 1370 West 300 North (TIN: 14-065-0094 & 14-065-0091). **Aggregated Parcel Area:** 12.64 acres. **Zone:** R-M (Mobile Home Residential). **Planner:** Brad McIlrath (Administrative Action).

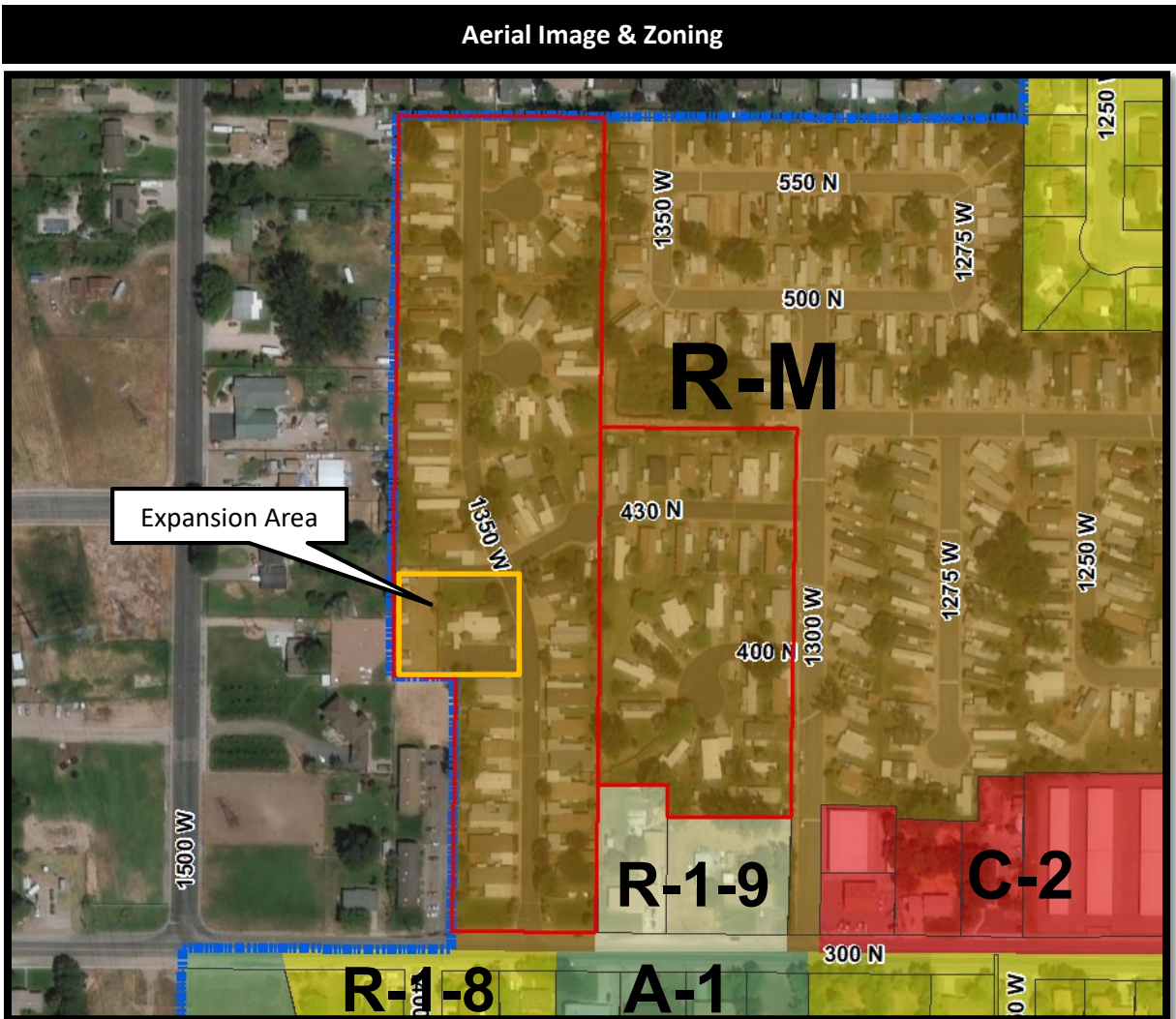
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2020-070051**, a site plan request by Micheal Henry with Investment Property Group to add two (2) additional mobile homes spaces and a dog park at the Cambridge Mobile Home Park located at 1350 & 1370 West 300 North (TIN: 14-065-0094 & 14-065-0091). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Cambridge Mobile Home Expansion
Site Location	1350 & 1370 West 300 North
Tax ID Number	14-065-0094 & 14-065-0091
Applicant	Micheal Henry
Owner	Cambridge Court MHC LLC
Proposed Actions	Site Plan Review Approval
Current Zoning	R-M (Mobile Home Residential)
Project Area	12.64 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-6 (Clinton City)	R-1-6 (Clinton City)
East	Residential Mobile Home	R-M (Residential Mobile Home)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Single-Family	A-1, A-E, & R-M (Clinton City)	R-1-6 & R-M (Clinton City)



BACKGROUND & ANALYSIS

The applicants recently took ownership of the Cambridge Court Mobile Home Park and would like to make improvements to the park to provide additional housing units and recreational space. With recent changes to the RV, Boat, and Trailer storage standards, the applicant proposes to reduce the storage area to provide eighty (80) square feet per mobile home, create two (2) new mobile home spaces where the manager office used to be and add a dog park area. As an expansion to the existing development, the park must comply with all of the current standards for mobile home parks. Upon initial review, in order to grant approval of the expansion for the park, the recreational and storage areas need to meet the minimum size requirements.

Mobile Home Space Standards

Code requires that each mobile home space comply with the following standards:

- Space for Mobile Home: Each site or space in a mobile home park shall be a minimum of four thousand five hundred (4,500) square feet in area.
- Width: Each site in a mobile home park shall have a width of not less than fifty feet (50').

- Front Yard: The minimum front yard setback shall be ten feet (10'), measured from the edge of the roadway. The towing hitch may extend into this front yard not more than five feet (5') and shall be hidden from view.
- Side Yard: The minimum side yard for mobile homes shall be ten feet (10').
- Rear Yard: The minimum rear yard for all mobile homes shall be ten feet (10').
- Accessory Buildings: No accessory building shall be located in the required front yard area. The minimum distance between accessory buildings and main buildings or other accessory buildings shall be six feet (6') at the closest points. Accessory buildings shall be located at least two feet (2') away from any side or rear property line. The maximum size of any accessory building shall be one hundred and twenty (120) square feet.
- Height: No building shall be erected to a height greater than fifteen feet (15').

Based upon review of the submitted plans the proposed mobile home spaces comply with these standards. The carport is setback six feet (6') from the side property line but is allowed to because of Section 11-13-8 "Projections and Structures into Yards," which states, "Carports...may project...into a side yard not less than three feet (3') from the side property line." With a setback of six feet (6') the carport complies with the code standards.

Recreation Areas

Each mobile home park must have a central recreation area with a size of at least two hundred (200) square feet for each mobile home space. The recreation area may contain community clubhouses, swimming pools, shuffleboards and other similar facilities provided for recreation purposes. This development does not have a centralized recreation area, but multiple areas. As allowed by code, the Planning Commission may permit decentralization of the recreation facilities, provided that such areas are of adequate size to be usable and practical for group recreation. With seventy seven (77) mobile home spaces, 15,400 square feet of recreation area is required. The existing recreation space centrally located and has an area of 7,759 square feet. With the addition of a 7,642 square foot dog park, the total recreation area provided is 15,401 square feet which complies with code.

Boat, Camper, Trailer, etc. Storage

On April 14th, 2020, the Clearfield City Council adopted changes to the storage area to allow the space to be eighty (80) square feet for every mobile home space. With seventy seven (77) mobile home spaces, 6,160 square feet of storage space is required. Based upon the submitted plans the proposed storage area will have an area of 10,265 square feet which complies with code.

SITE PLAN REVIEW - CONDITIONS OF APPROVAL

- 1) The mobile home spaces and park shall comply with the approved improvements granted by the Planning Commission as required by code.
- 2) A building permit shall be obtained prior to the construction or location of a mobile home on any of the two (2) new spaces.
- 3) The new storage area and dog park shall be completed prior to the issuance of occupancy on the second of the two (2) new mobile homes.

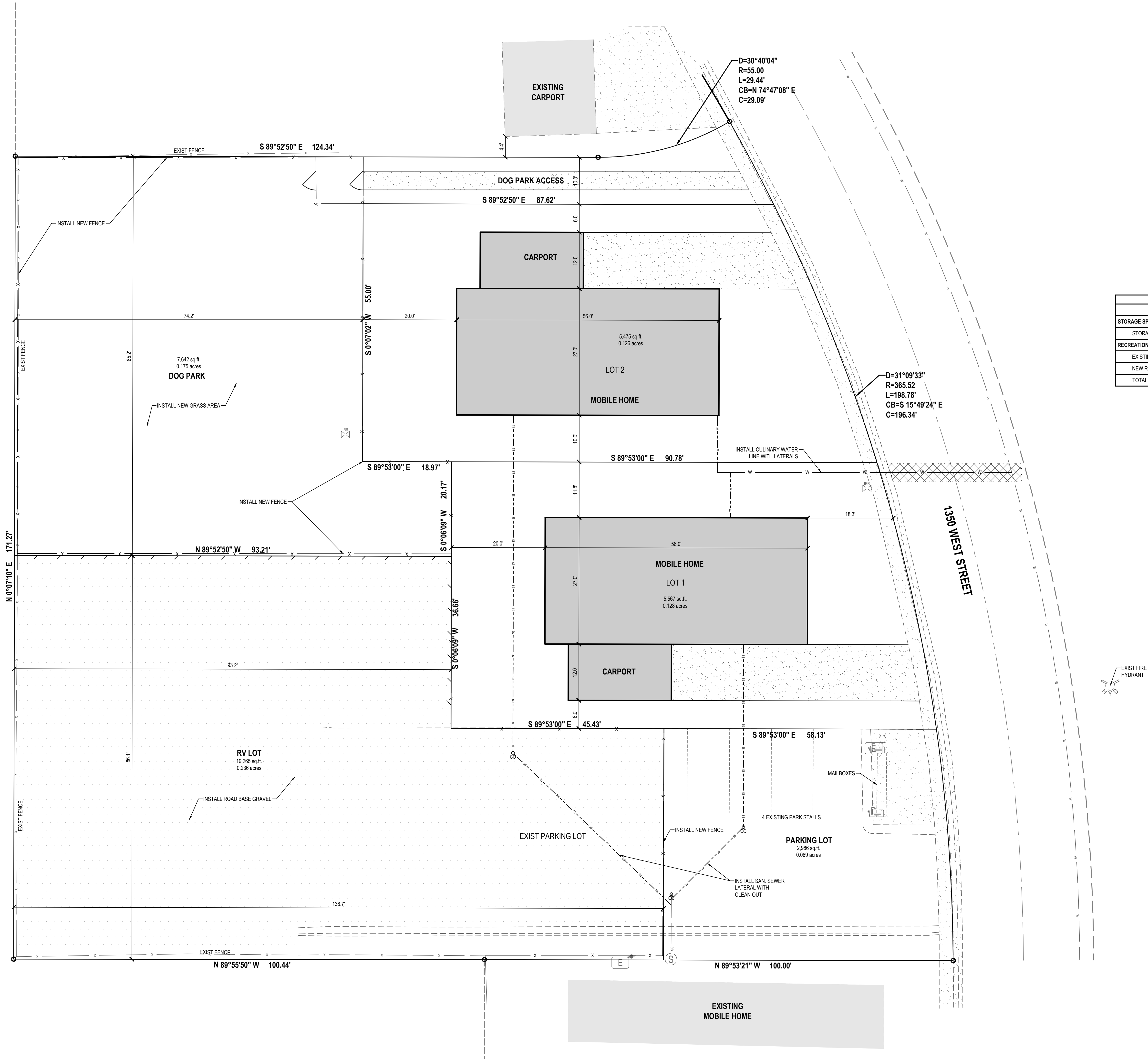
ATTACHMENTS

1. Concept Site Plan
2. Recreation Exhibit

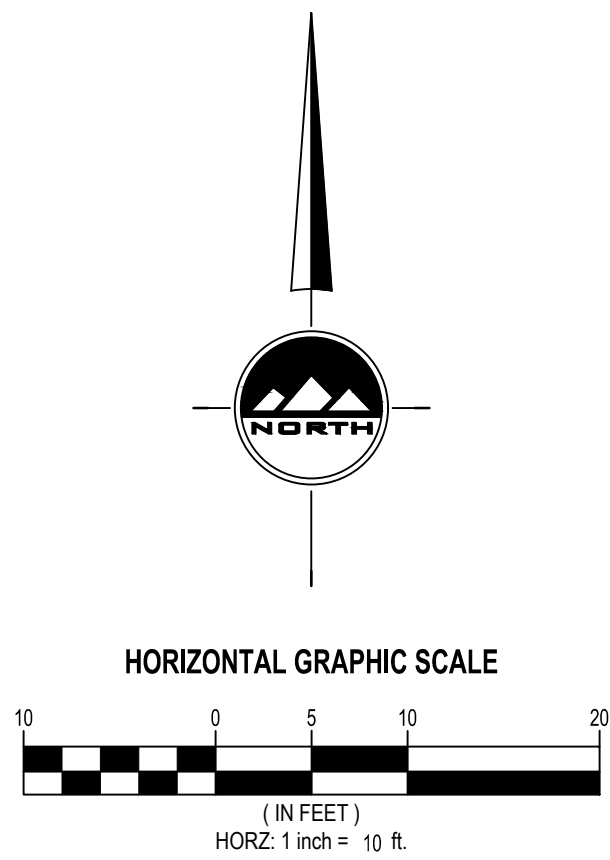
811

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



REQUIRED SPACE TABLE	
TOTAL LOTS	77 LOTS
STORAGE SPACE REQUIRED	6,160 SQ.FT.
STORAGE SPACE PROVIDED	10,265 SQ.FT.
RECREATION SPACE REQUIRED	15,400 SQ.FT.
EXISTING RECREATION SPACE	7,759 SQ.FT.
NEW RECREATION SPACE	7,642 SQ.FT.
TOTAL RECREATION SPACE	15,401 SQ.FT.



EN SIGN

THE STANDARD IN ENGINEERING

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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

FOR:
IPGMHC
18006 Sky Park Circle, Ste. #200
IRVINE, CA 92614
CONTACT:
PHONE: 949-440-2300

CAMBRIDGE MOBILE HOME PARK EXPANSION 1350 WEST STREET CLEARFIELD, UTAH

CONCEPT
SITE PLAN

PROJECT NUMBER
9359

DRAWN BY
M.ELMER

PROJECT MANAGER
C.PRESTON

PRINT DATE
6/29/20

CHECKED BY
C.PRESTON

1 OF 1

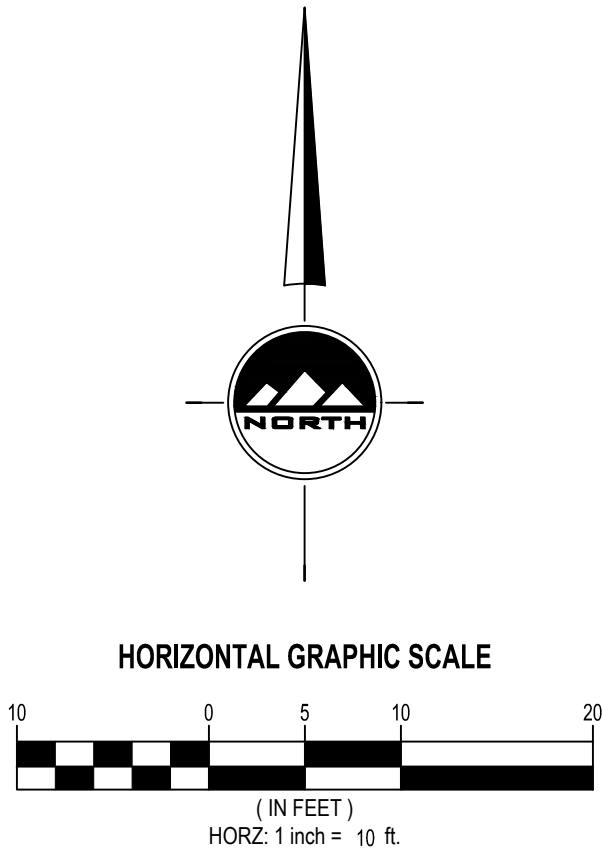
811

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NEW RECREATION SPACE	7,642 SQ.FT.
TOTAL RECREATION SPACE	15,401 SQ.FT.



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: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

IPGMHC

18006 Sky Park Circle, Ste. #200

IRVINE, CA 92614

CONTACT:

PHONE: 949-440-2300

CAMBRIDGE MOBILE HOME PARK

EXPANSION

1350 WEST STREET

CLEARFIELD, UTAH

RECREATION

EXHIBIT

PROJECT NUMBER
9559

PRINT DATE
7/8/20

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON