



Community Development

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

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, January 6th, 2021** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

Pursuant to the State of Utah Public Health Order 2020-17, dated October 14, 2020, and in conjunction with the State of Utah's ongoing declaration of a statewide public health emergency, Mayor Shepherd made a written and verbal declaration on December 10, 2020, that results in the following: (1) the City is not providing an anchor location for Planning Commission meetings, (2) Although no other physical meeting location will be available for the general public, the Planning Commissioners may or may not appear in person at the City building subject to compliance to social distancing and mask requirements, (3) the public's participation in the Planning Commission meeting may present a substantial risk to the health and safety of others, and (4) the public's participation in the Planning Commission meeting will only be available through Zoom and/or Facebook Live.

The public wishing to provide comment during public meetings may do so by attending the Zoom meeting noticed on each agenda through the chat feature or by submitting comments on the Clearfield City webpage in advance at <http://www.clearfieldcity.org/notice>. The public is invited to monitor or listen to the open portions of the meeting electronically by following the instructions below.

Join Zoom Meeting

<https://us02web.zoom.us/j/88075767503?pwd=VUZ1QkNMc2ZvSTZYVWd0eElhUVZkQT09>

Meeting ID: 880 7576 7503

Passcode: 701291

WORK SESSION – 6:30 PM – Executive Conference Room

Review agenda items to address questions.

REGULAR SESSION – 7:00 PM- Council Chambers

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE-CHAIR FOR 2021 CALENDAR YEAR

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

- September 2nd, 2020
- October 7th, 2020

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **PSP 2020-120023**, a preliminary subdivision plat request by Paul Poteet with Liberation Development Investments, LLC for a 1-Lot subdivision at the subject location. **Location:** 311 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath (**Administrative Action**).

2. Discussion and Possible Action on **FSP 2020-120023**, a final subdivision plat request by Paul Poteet with Liberation Development Investments, LLC for a 1-Lot subdivision at the subject location. **Location:** 311 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath (**Administrative Action**).
3. Discussion and Possible Action on **SP 2020-120068**, a site plan review request by Robert Fahrenbacker with ALC Architecture, to construct a drive-thru beverage establishment at the subject location. **Location:** 585 North Main Street (TIN: 14-530-0002). **Parcel Area:** 0.49 Acres. **Zone:** C-C (Gateway Corridor Commerce). **Planner:** Brad McIlrath (**Administrative Action**)

DISCUSSION ITEMS

1. Staff Discussion
2. Planning Commissioner's Minute
3. Staff Communications

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

Dated this 31st day of December 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.

In accordance with the Mayor's declaration from December 10, 2020:

1. An anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. As such, until further notice, there will be no anchor location for conducting City Council meetings and all other City board or commission meetings.
2. Although there is no anchor location, City council members, board members, planning commissioners, and selective city staff may at times continue to appear in person at the City building to facilitate a scheduled meeting, subject to compliance to those social distancing and mask requirements in place at the time of the meetings.
3. To ensure public input and participation, all public wishing to provide comment during public meetings may do so by attending the Zoom meeting noticed on each agenda through the chat feature or by submitting comments on the Clearfield City webpage in advance at www.clearfieldcity.org/notice. The public is invited to monitor or listen to the open portions of the meeting electronically by following the instructions below.

The above determination was made with specific emphasis placed on the current rate of the COVID-19 spread within the State and the resulting increase of hospitalizations and demand on ICU hospital capacity and medical staffing needs, as well as the information included in Public Health Order 2020-17 and the Executive Order of the Governor 2020-74 (found online at coronavirus.utah.gov)

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 September 2, 2020

3 6:30 P.M. – Work Session

4
5 *No physical meeting location was available. The meeting was held electronically via Zoom Meeting address:*

6
7 Zoom Meeting

8 <https://us02web.zoom.us/j/83140211480?pwd=aVNvL1pycUJiczZ2VHRwctUcjhmZz09>

9 Meeting ID: 835 3088 1336

10 Pass

11
12 PRESIDING: Chris Uccardi Chair

13
14 PRESENT: Kathryn Murray Vice Chair
15 Karen Blackwood Commissioner
16 Robert Browning Commissioner
17 Nicole Bigelow Commissioner
18 Brett McAllister Commissioner

19
20 PRESENT VIA
21 ZOOM MEETING David Bloomfield Commissioner

22
23
24 STAFF PRESENT Brie Brass Assistant City Attorney
25 Brad McIlrath Senior Planner

26
27 STAFF PRESENT
28 VIA ZOOM Spencer Brimley Community Development Director

29
30 VISITORS: Paul Poteet

31
32 Chair Uccardi called the meeting to order at 6:30 p.m.

33
34 DISCUSSION AND POSSIBLE ACTION ON CUP 2020-080055, A CONDITIONAL USE
35 PERMIT REQUEST BY JASON ADAMS WITH DAVIS BEHAVIORAL HEALTH, INC. TO
36 OPERATE A GROUP HOME FOR PERSONS WITH A DISABILITY AT THE SUBJECT
37 LOCATION. LOCATION: 2221 SOUTH 100 WEST (TIN: 12-084-0186). PARCEL AREA: .31
38 ACRES. ZONE: R-1-8 (RESIDENTIAL). PLANNER: BRAD MCILRATH
39 (ADMINISTRATIVE ACTION)

40
41 Commissioner McAllister expressed his opinion for the record that he did want the project on the
42 property but acknowledged there was nothing that could be done.

43
44 The Commission asked what types of disabilities would be treated at the property, in particular
45 long term, or short term. Staff indicated that disabilities could be a range of different types and
46 the specific case was not public information.
47

1 The Commission asked if the site was handicap accessible highlighting the lack of bus service
2 anywhere near it. Staff indicated that Davis Behavioral Health owned a shuttle for that purpose.

3
4 The Commission also raised the question of the floorplans and the threat of fire danger for certain
5 rooms of the home being inaccessible when construction was completed. Staff indicated that a
6 permit would need to be issued for new construction, therefore leading to a building permit
7 review that would address all code for fire danger.

8
9 The Commission asked about the current fence and the possibility of requiring a new fence that
10 could block the view into the site. Staff indicated that possible action could be considered as part
11 of the conditional use review. The style of the fence might not be regulated, but the color and
12 materials could be. There was a discussion about requiring a better quality fence.

13
14 The Commission commented on concerns related to parking in the driveway. The site allowed
15 nine vehicles based on room count but it was highlighted that the probability was high that most
16 residents would not drive.

17
18 DISCUSSION AND POSSIBLE ACTION ON SP 2020-070054, A SITE PLAN REVIEW
19 REQUEST BY PAUL POTEET WITH LIBERATION DEVELOPMENT INVESTMENTS,
20 LLC TO CONSTRUCT A 106-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT
21 LOCATION. LOCATION: APPROXIMATELY 301 EAST 200 SOUTH (TIN: 12-001-0186 &
22 12-007-0112). PARCEL AREA: 3.445 ACRES. ZONE: U-C (URBAN CORE COMMERCE).
23 PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

24
25 Staff expressed some serious concerns with the number of items still needing to be met on the
26 proposed site plan to meet the standards of the Form Based Code (FBC). There was a discussion
27 about tabling the decision versus denying the site plan and the number of conditions that were
28 needed before the site plan could be approved. Staff indicated the denial of application until
29 certain conditions were met by the developer was an available option for the Commission.

30
31 The meeting adjourned at 7:00 p.m.
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

CLEARFIELD PLANNING COMMISSION MEETINGSeptember 2nd, 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: Chris Uccardi Chair

PRESENT: Kathryn Murray Vice Chair
 Karen Blackwood Commissioner
 Robert Browning Commissioner
 Nicole Bigelow Commissioner
 Brett McAllister Commissioner

PRESENT VIA ZOOM: David Bloomfield Commissioner

STAFF PRESENT: Brie Brass Assistant City Attorney
 Brad McIlrath Senior Planner

STAFF PRESENT VIA ZOOM: Spencer Brimley Community Development Director

VISITORS: Paul Poteet

The Pledge of Allegiance was led by Chair Uccardi.

Planning Commission Chair Statement.

DISCUSSION AND APPROVAL OF CUP 2020-080055, A CONDITIONAL USE PERMIT REQUEST BY JASON ADAMS WITH DAVIS BEHAVIORAL HEALTH, INC. TO OPERATE A GROUP HOME FOR PERSONS WITH A DISABILITY AT THE SUBJECT LOCATION. LOCATION: 2221 SOUTH 100 WEST (TIN: 12-084-0186). PARCEL AREA: .31 ACRES. ZONE: R-1-8 (RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION)

Brad McIlrath Senior Planner, presented the following facts:

- Proposed Group Home for persons with a Disability
 - Mental Health
- Previously approved and licensed as Group Home for Elderly Persons
- Limitation of eight (8) persons, excluding staff
- Summary of building renovations.

- 1 • Presentation of site photos.
- 2 • Staff recommends approval based on the Fair Housing Act and its allowed use.

3
4 The Commission asked if the North Davis Fire District needed to approve the building. Staff
5 indicated that any change to the building would require Fire District approval.

6
7 The Commission asked the applicant about the new wall being proposed for the project. The
8 applicant explained it was for privacy.

9
10 The Commission asked for clarification on what was meant by mental disability and whether that
11 was short term or long term treatment. The applicant explained that the term was difficult to
12 define because it could vary whether residents were short or long term, and it was unique to the
13 individual.

14
15 **Commissioner Bigelow moved to approve as conditioned, CUP 2020-080055, a conditional**
16 **use permit request by Jason Adams with Davis Behavioral health, Inc. to operate a Group**
17 **Home for persons with a Disability at the property addressed 2221 South 100 West (TIN:**
18 **12-084-0186). The recommendation was based on the findings and discussions in the Staff**
19 **Report with the following conditions:**

- 20 1) **The project shall comply with all applicable development standards of the R-1-8**
21 **Zone.**
- 22 2) **The site landscaping shall be repaired to include lawn restoration, fence repairs, and**
23 **the elimination of weeds.**
- 24 3) **The applicant shall obtain all necessary building permits for interior remodeling.**
- 25 4) **The applicant shall obtain a Clearfield City Business License prior to the**
26 **commencement of business operations at this location.**

27 **Seconded by Commissioner Browning. The motion carried on the following vote: Voting**
28 **AYE: Commissioners Uccardi, Murray, Blackwood, Browning, McAllister, and Bloomfield**
29 **Voting NO: None.**

30
31 DISCUSSION AND DENIAL OF SP 2020-070054, A SITE PLAN REVIEW REQUEST BY
32 PAUL POTEET WITH LIBERATION DEVELOPMENT INVESTMENTS, LLC TO
33 CONSTRUCT A 106-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT
34 LOCATION. LOCATION: APPROXIMATELY 301 EAST 200 SOUTH (TIN: 12-001-0186 &
35 12-007-0112). PARCEL AREA: 3.445 ACRES. ZONE: U-C (URBAN CORE COMMERCE).
36 PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).
37

38 Brad McIlrath Senior Planner, presented the following facts:

- 39 • Properties located in the Urban Core Commerce (U-C) zone.
 - 40 • Multi-family building type was allowed in the U-C zone on secondary streets.
 - 41 ○ The proposed continuation of Marilyn Drive as a secondary street and a private
 - 42 street.
 - 43 ○ 200 South was a primary street and would require a mixed-use building.
 - 44 • 106 Units: 44 Studio, 40 1-bedroom, and 22 2-bedroom units.
 - 45 ○ Site plan indicated 106 units, building floor plan indicates 107 units. Parking
 - 46 calculations only work for 106 units.
- 47

1 The Commission raised the question of the buffer distance between the residential area to the east
2 and if the building was in violation of the requirement for a buffer zone as a four-story building
3 next to a one-story house. Staff indicated that it was not in violation as the distance between the
4 buildings was sufficient for the height difference to be justified.

5
6 The Commission pointed out that the site plan was fifty percent non-compliant with the standards
7 set forth in the Form Based Code (FBC). The Commission expressed serious concerns with a
8 proposed site plan being in violation of so many of the standards set forth. The Commission also
9 raised the issues identified by the North Davis Fire District regarding access and the location of
10 the fire hydrant. The Commission further expressed concern with the insufficient information
11 currently being provided by the developer so that an informed decision could be reached on the
12 project. The applicant responded comments on the site plan were just recently received from staff
13 and most of them had been addressed. He noted it was common for projects to be approved with
14 conditions that redlines be approved by staff prior to obtaining building permits. The Commission
15 pointed out that one of the conditions was to perform a geotechnical study and that was not a
16 minor item.

17
18 There was a discussion between the Commission and the developer on specific conditions that
19 needed to be addressed more clearly.

20
21 **Commissioner Murray moved to deny as conditioned, SP 2020-070054, a site plan review**
22 **request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-**
23 **unit multi-family development at the properties located at approximately 301 East 200**
24 **South (TIN: 12-001-0186 & 12-007-0112) until such time as the site plan is in substantial**
25 **compliance with the Form Based Code (FBC). The recommendation was based on the**
26 **findings and discussions in the Staff Report with the following conditions:**

- 27 1) **The private street needs to be revised to include the following standards:**
28 a. **A five foot (5') sidewalk and five foot (5') park strip must be provided on**
29 **both sides of the road as the entire property is being developed. With street**
30 **trees required, the five foot (5') park strip is required to accommodate the**
31 **street trees.**
32 b. **Single Acorn Street light shall be provided that comply with the spacing and**
33 **design specification standards outlined in the FBC.**
34 c. **The Street trees shall be replaced with trees on the approved street trees list**
35 **(page 36) as well as comply with the diversity requirement to prevent disease**
36 **and promote a healthy urban tree system.**
37 2) **A plaza area shall be provided for the area of the building at the turn of the new**
38 **street where the build-to-zone is greater than twenty-five feet (25'). The plaza area**
39 **should include seating and design that emphasizes the main entrance of the building.**
40 3) **Vertical façade divisions shall be provided at a minimum of every twenty-five feet**
41 **(25') as required by code. The division shall have a minimum width of 1.5 inches as**
42 **required by code.**
43 4) **The horizontal façade division located within three feet (3') of the top of the ground**
44 **story shall be extended around the entirety of the front building facades to comply**
45 **with this code standard.**
46 5) **The plans shall be revised to provide a principal entry and have that be designed**
47 **with a frontage type that complies with the FBC as outlined in Section 6.11 of the**
48 **code.**
49 6) **The Upper story transparency shall be increased to a minimum of 25% to comply**
50 **with the FBC.**

- 1 7) A street entry shall be added along the south front façade to comply with the
2 standard that requires one (1) street entrance for every 100 feet of front façade.
- 3 8) The primary building materials shall be revised to comply with the approved
4 primary materials outlined in the FBC. A minimum of 75 percent of each façade
5 shall use the primary materials as required by code. The secondary materials shall
6 be revised to not exceed 25 percent of each façade.
- 7 9) The balconies for the residential units shall be revised to meet the following
8 standards:
 - 9 a. Minimum size of 40 square feet for studio and one-bedroom units and 50
10 square feet for two-bedroom units;
 - 11 b. Minimum width and depth of five feet (5') is required;
 - 12 c. The balconies must be screened to a minimum of 50 percent opacity at a
13 minimum height of 36 inches.
- 14 10) All the upper story windows shall be finished with a trim or molding that is a
15 minimum of four inches (4") thick as well as an accent required by the FBC. The
16 trim or molding does not include the window frame. Additional detail or a callout
17 for the windows is needed to determine if the windows comply with a recess, lintel or
18 sill.
- 19 11) A note shall be added to the plans that indicate that the building materials will be
20 commercial grade.
- 21 12) The plans shall be revised to provide a minimum of four (4) building features and
22 four (4) tenant amenities as required and outlined in Table 6.13 (1) of the FBC.
- 23 13) The plans shall be revised to calculate and indicate that a minimum of 75 square feet
24 of outdoor space is provided for each unit to comply with code standards.
- 25 14) The landscape plans shall be revised to meet the following standards:
 - 26 a. The project shall include a minimum of 69 trees to meet the standard of 20
27 trees for every one acre of project;
 - 28 b. A minimum five foot (5') wide planting strip shall be provided around the
29 perimeter of the building except for areas with entrances or where utilities
30 are located;
 - 31 c. All evergreen trees used shall have a minimum height of eight feet (8') at time
32 of planting;
 - 33 d. The district transition buffer along the east property line shall be revised to
34 have a minimum of 15 shrubs for every 100 feet of landscape screen, have a
35 minimum of one medium or large shade tree for every 40 feet of landscape
36 screen, to have one medium or large shade tree for every 200 square feet of
37 buffer area (excluding the trees located every 40 feet in the landscape screen
38 area), and to have a six-foot tall opaque fence that meets ordinance
39 standards;
 - 40 e. The parking lot buffer landscaping shall be revised to comply with the
41 minimum width of seven feet (7') or five feet (5') with ordinance standards.
42 The parking lot buffer shall be amended to comply with the development
43 standards outlined in the FBC;
 - 44 f. The plans shall be revised to add the structural soil design, have permeable
45 pavement for the curb and gutter, and accommodate storm water as
46 bioswales for the parking lot islands.
- 47 15) A minimum of twenty-one (21) bicycle rack parking spaces shall be provided for this
48 development.
- 49 16) The garbage refuse area located in the southeast corner of the development needs to
50 be designed and have the detail added to the plans to comply with the design
51 standards of the FBC.
- 52 17) The plans shall be revised to provide a snow stacking area to accommodate a

1 **stacking volume of a four-inch (4") snow base of the alley and parking areas.**
2 **18) The plans should be revised to address Engineering and North Davis Fire District**
3 **requirements outlined in the provided review letters.**
4 **Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting**
5 **AYE: Commissioners Uccardi, Murray, Browning, Blackwood, Bigelow, McAllister, and**
6 **Bloomfield. Voting NO: None.**

7
8 **STAFF COMMUNICATIONS**

9
10 Discussion on Planning Commission agendas for the rest of the year and whether the number of
11 meetings should be shortened or stay at twice a month. The Commission decided to base it on
12 agenda items and if there was no business to be conducted a scheduled meeting could be
13 cancelled.

14
15 **PLANNING COMMISSIONERS' MINUTE**

16
17 Chair Uccardi: Wanted to make clear that the city cannot discriminate on what kind of storage is
18 allowed in the city based if it is self-storage. He went further to make clear that when the city
19 denies storage, they are being the city, needs something in code to lean on, not just because they
20 do not like it. He then went on

21
22 Vice Chair Murray: None.

23
24 Commissioner Blackwood: None.

25
26 Commissioner Bloomfield: Commented on fire hydrant being left in park strip off 1000 East.

27
28 Commissioner Browning: Wanted to ask about getting a copy of Form Based Code.

29
30 Commissioner Bigelow: None.

31
32 Commissioner McAllister: None.

33
34 There being no further business to come before the Planning Commission, **Commissioner**
35 **Uccardi moved to adjourn at 7:42 P.M. Seconded by Commissioner Bigelow.**

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 October 7, 2020

3 6:30 P.M. – Work Session

4
5 *Executive Conference Room*

6
7 **PRESIDING:** Chris Uccardi Chair

8
9 **PRESENT:** Kathryn Murray Vice Chair
10 Karen Blackwood Commissioner
11 David Bloomfield Commissioner
12 Robert Browning Commissioner
13 Nicole Bigelow Commissioner
14 Bobby Austin Commissioner (Alternate)
15 Brogan Fullmer Commissioner (Alternate)
16

17
18 **ABSENT:** Brett McAllister Commissioner
19

20
21 **STAFF PRESENT:** Brie Brass Assistant City Attorney
22 Spencer Brimley Community Development Director
23 Brad McIlrath Senior Planner
24

25 **VISITORS:** Trent Williams
26

27 Commissioner Uccardi called the meeting to order at 6:30 p.m.
28

29 **DISCUSSION ON APPROVAL FOR THE MINUTES OF JUNE 17, 2020 WORK AND**
30 **REGULAR PLANNING COMMISSION MEETINGS**
31

32 No Comment.
33

34 **Public Hearing**
35

36 **(ITEM WITHDRAWN)**

37 **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON GPA 2020-090027, A**
38 **GENERAL PLAN AMENDMENT REQUEST BY ROCKY MOUNTAIN TUMBLING AND**
39 **CHEER TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTY FROM**
40 **RESIDENTIAL TO COMMERCIAL. LOCATION: 951 WEST 300 NORTH (TIN: 12-019-**
41 **0103). PROJECT AREA: 2.51 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE**
42 **MATTER)**
43
44
45
46
47

1 (ITEM WITHDRAWN)

2 PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZN 2020-090027. A
3 ZONING MAP AMENDMENT REQUEST BY ROCKY MOUNTAIN TUMBLING AND
4 CHEER TO REZONE 2.51 ACRES OF THE SUBJECT PROPERTY FROM A-1
5 (AGRICULTURAL) TO C-2 (COMMERCIAL). LOCATION: 951 WEST 300 NORTH (TIN:
6 12-019-0103). PROJECT AREA: 2.51 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE
7 MATTER)

8
9 **Non-Public Hearing**

10
11 DISCUSSION ON PSP AND FSP 2020-090021, A PRELIMINARY AND FINAL
12 SUBDIVISION PLAT REQUEST BY NATHAN ALVEY TO SUBDIVIDE THE SUBJECT
13 PROPERTY INTO 3 LOTS FOR THE PURPOSE OF ADDING TWO SINGLE-FAMILY
14 FLAG LOTS. LOCATION: 2305 S. MAIN STREET (TINs: 12-075-0081). PROJECT AREA:
15 0.82 ACRES. PLANNER: BRAD MCILRATH (ADMINISTRATIVE MATTER)

16
17 Brad McIlrath, Senior Planner, explained the design of the subdivision and its proposed
18 conditions to the Commission.

19
20 The meeting adjourned at 7:00 p.m.
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
47

CLEARFIELD PLANNING COMMISSION MEETING

October 7, 2020

7:00 P.M. – Regular Session

Council Chambers

PRESIDING: Chris Uccardi Chair

PRESENT: Kathryn Murray Vice Chair
Karen Blackwood Commissioner
David Bloomfield Commissioner
Robert Browning Commissioner
Nicole Bigelow Commissioner
Bobby Austin Commissioner (Alternate)
Brogan Fullmer Commissioner (Alternate)

ABSENT: Brett McAllister Commissioner

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

VISITORS: Trent Williams

The Pledge of Allegiance was led by Chair Uccardi.

Chair Uccardi read the Planning Commission Chair Statement.

APPROVAL OF MINUTES FROM JUNE 17, 2020 WORK AND REGULAR PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the minutes from June 17, 2020 work and regular meetings. Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE: Commissioner Uccardi, Murray, Blackwood, Bloomfield, Browning, Bigelow, and Fullmer. Voting NO – None.

Public Hearing

(ITEM WITHDRAWN)

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON GPA 2020-090027, A GENERAL PLAN AMENDMENT REQUEST BY ROCKY MOUNTAIN TUMBLING AND CHEER TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTY FROM RESIDENTIAL TO COMMERCIAL. LOCATION: 951 WEST 300 NORTH (TIN: 12-019-0103). PROJECT AREA: 2.51 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE MATTER)

(ITEM WITHDRAWN)

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON RZN 2020-090027. A ZONING MAP AMENDMENT REQUEST BY ROCKY MOUNTAIN TUMBLING AND CHEER TO REZONE 2.51 ACRES OF THE SUBJECT PROPERTY FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL). LOCATION: 951 WEST 300 NORTH (TIN: 12-019-0103). PROJECT AREA: 2.51 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE MATTER)

Non-Public Hearing

DISCUSSION AND APPROVAL OF PSP 2020-090021, A PRELIMINARY SUBDIVISION PLAT REQUEST BY NATHAN ALVEY TO SUBDIVIDE THE SUBJECT PROPERTY INTO 3 LOTS FOR THE PURPOSE OF ADDING TWO SINGLE-FAMILY FLAG LOTS. LOCATION: 2305 SOUTH MAIN STREET (TIN: 12-075-0081). PROJECT AREA: 0.82 ACRES. PLANNER: BRAD MCILRATH (ADMINISTRATIVE MATTER)

Brad McIlrath Senior Planner, presented the following facts:

- Three (3) lot subdivision.
- Two (2) flag lots.
 - Minimum fourteen foot (14') wide access stem for each lot.
 - Comply with minimum lot area for R-1-8 zone.
 - Cross-access easement and fire truck turnaround width.
- As Outlined in Section 11-13-9 of the Clearfield City Code, flag lots were permitted within Clearfield City subject to the following development standards.
 - Frontage and Dimensions: Where permitted, the staff or handle portion of the lots shall front on a public street. The minimum width of the staff portion of the flag lot shall be fourteen feet (14') for residential uses and twenty feet (20') for nonresidential uses. The main or flag portion of the lot shall conform to the minimum lot size requirements of the zone in which the lot is located.
 - Yard Requirements: The front yard shall be considered that side of the flag portion that adjoins the staff. The minimum front yard setback shall be twenty feet (20'). All other yard requirements for buildings in the flag portion of the lot shall conform to the regulations of the zone in which the lot is located.
 - Construction In Staff Portion: No building or construction, except for a driveway, shall be allowed in the staff portion of the lot unless the minimum width thereof is the same or greater than the minimum lot width allowed in the zone. (Ord. 2009-40, 11-24-2009)

Commissioner Browning moved approve, as conditioned, PSP 2020-090021, a preliminary and final subdivision plat request by Nathan Alvey for a three-lot subdivision of the subject property located at 2305 South Main Street (TIN: 12-075-0081) The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

- 1) The setbacks and buildable area for lot 3 shall be revised to have the west property line (shared property line with lot 2) as the front lot line and front yard. The north and south property lines are to be the side yards, and the rear yard the east property line.**

- 2) A geotechnical report shall be submitted for review and approval by Clearfield City engineering staff.
- 3) Plans shall be revised to address Clearfield City engineering requirements prior to obtaining final signatures on the plat and recording of the plat.
- 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.
- 5) 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.

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

APPROVAL OF FSP 2020-090021, A FINAL SUBDIVISION PLAT REQUEST BY NATHAN ALVEY TO SUBDIVIDE THE SUBJECT PROPERTY INTO 3 LOTS FOR THE PURPOSE OF ADDING TWO SINGLE-FAMILY FLAG LOTS. LOCATION: 2305 SOUTH MAIN STREET (TIN: 12-075-0081). PROJECT AREA: 0.82 ACRES. PLANNER: BRAD MCILRATH (ADMINISTRATIVE MATTER)

Commissioner Browning moved to recommend approval to the Clearfield City Council for FSP 2020-090021, as conditioned; a final subdivision plat request by Nathan Alvey for a three-lot subdivision of the subject property located at 2305 South Main Street (TIN: 12-075-0081). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) The setbacks and buildable area for lot 3 shall be revised to have the west property line (shared property line with lot 2) as the front lot line and front yard. The north and south property lines are to be the side yards, and the rear yard the east property line.
- 2) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering staff.
- 3) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of the plat.
- 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.
- 5) 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.

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

1 STAFF COMMUNICATIONS

2
3 General Plan update and process presentation - VODA/Spencer

4
5 PLANNING COMMISSIONERS' MINUTE

6
7 Chair Uccardi: None.

8
9 Vice Chair Murray: None.

10
11 Commissioner Blackwood: None.

12
13 Commissioner Bloomfield: None.

14
15 Commissioner Browning: None.

16
17 Commissioner Bigelow: None.

18
19 The meeting adjourned at 8:00 p.m.



Planning Commission

STAFF REPORT

AGENDA
ITEMS
#1 & #2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, January 6, 2021

SUBJECT: Discussion and Possible Action on **PSP 2020-120023**, a preliminary subdivision plat request by Paul Poteet with Liberation Development Investments, LLC for a 1-Lot subdivision at the subject location. **Location:** 311 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath (**Administrative Action**).

Discussion and Possible Action on **FSP 2020-120023**, a final subdivision plat request by Paul Poteet with Liberation Development Investments, LLC for a 1-Lot subdivision at the subject location. **Location:** 311 East 200 South (TIN: 12-001-0186 & 12-007-0112). **Parcel Area:** 3.445 acres. **Zone:** U-C (Urban Core Commerce). **Planner:** Brad McIlrath (**Administrative Action**).

RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned** the preliminary subdivision plat **PSP 2020-120023**, and forward a **recommendation of approval for FSP 2020-120023 as conditioned** to the Clearfield City Council. This recommendation is for the proposed 1-Lot subdivision for the properties located at 311 East 200 South (TIN: 12-065-0165 & 12-065-0112). This recommendation is based on the discussion and findings in the Staff Report.

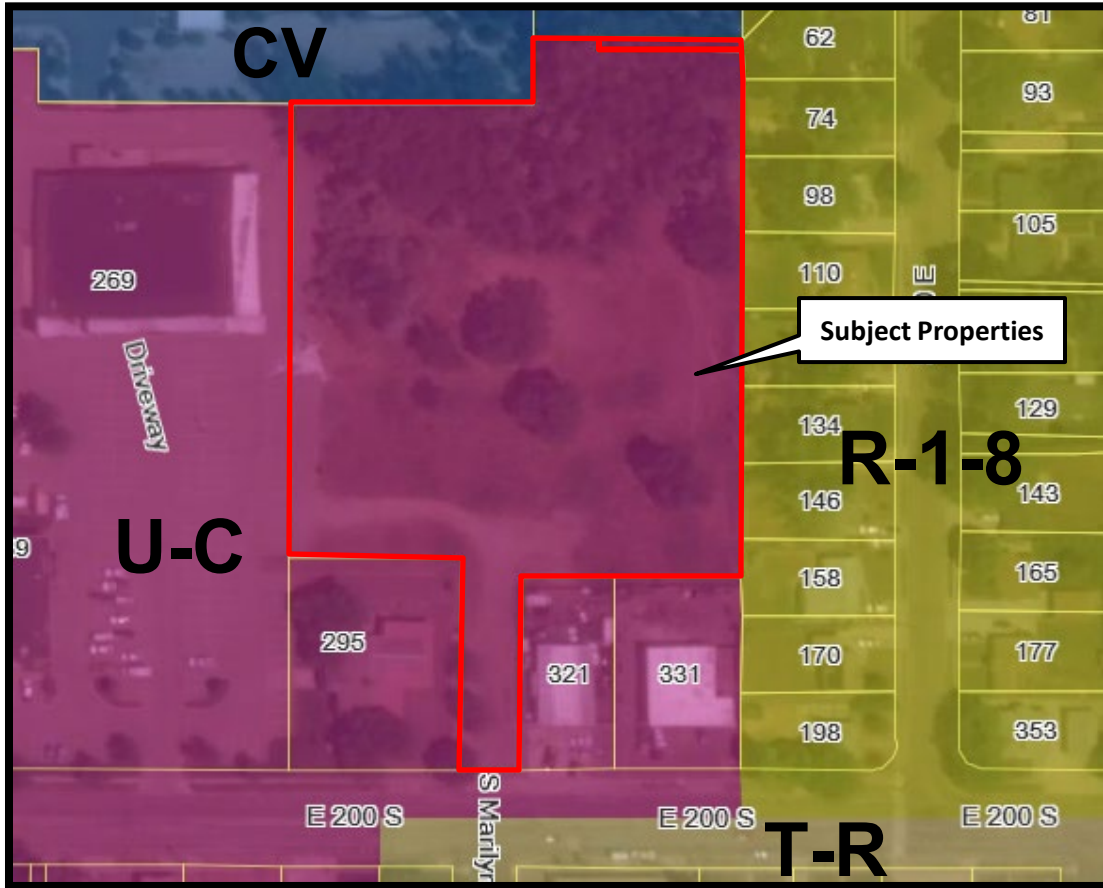
PROJECT SUMMARY

Project Information	
Project Name	The Hart at City Center Subdivision
Site Location	311 East 200 South
Tax ID Number	12-001-0186, 12-001-0007, 12-001-0112
Applicant	Paul Poteet Liberation Development Investments, LLC
Owner	Kier Corporation
Proposed Actions	Preliminary and Final Subdivision Approval
Current Zoning	U-C, Urban Core Commerce
Land Use Classification	Vacant
Gross Site	3.445 Acres

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Wasatch Elementary & Central Park	CV (Civic)	Commercial

East	Residential Single-Family	R-1-8 (Residential)	Residential
South	Church, Auto Towing, Vacant Building	U-C (Urban Core Commerce)	Mixed-Use
West	Clearfield Towne Square	U-C (Urban Core Commerce)	Mixed-Use

Arial Image & Zoning



BACKGROUND

Paul Poteet with Liberation Development Investments, LLC is requesting preliminary and final subdivision plat approval for the proposed 1-lot subdivision for The Hart at City Center development. Site plan approval was granted on December 2nd, 2020 subject to the conditions outlined with the attached notice of decision. This subdivision includes the combination of the two (2) existing parcels and the dedication of a private access road consistent with the standard outlined in the Form-Based Code. The lot includes a ten foot (10') public utility easement (PUEs) along the perimeter of the subdivision.

PRELIMINARY & FINAL SUBDIVISION PLAT REVIEW

The preliminary and final subdivision plat, including the civil drawings was submitted for review by City Planning, Engineering, and Public Works staff and is subject to the conditions of the site plan approval. Resubmittal of the plat and civil plans to address comments and to obtain final land use approval will be

required following City Council approval. The Clearfield City Engineer has reviewed the plat and improvement drawings and has recommended approval in the review letter dated December 22nd, 2020.

The private access road will need to be revised to match the width shown on the civil plans of forty-seven feet (47') which includes the road width, curb and gutter, five-foot (5') park strips, and five-foot (5') sidewalks on each side. This does not include the portion of the road where the property is not wide enough to provide the full improvements along the west side of the road.

FINDINGS

Based upon review of the submitted application materials staff has identified the following findings:

1. The proposed subdivision and review process is in conformance with Title 12 "Subdivision Regulations" of the Clearfield Municipal Code.
2. With conditions, the proposed subdivision will comply with all City land use and engineering standards.
3. With conditions, the proposed private road dedication conforms to the access road width and improvements that comply with the Downtown Clearfield Form-Based Code.

RECOMMENDATION AND CONDITIONS OF APPROVAL FOR PSP 2020-120023

Staff recommends that the Planning Commission **approve as conditioned, PSP 2020-120023** a preliminary subdivision plat request for the proposed 1-Lot subdivision for the properties located at 311 East 200 South (TIN: 12-065-0165 & 12-065-0112). This approval is subject to the conditions below.

- 1) The private access road right-of-way width shall be revised to match the improvement width of forty seven feet (47') as shown on the civil plans, except along the south end of the property where the property is not wide enough to accommodate the full right-of-way improvements.
- 2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
- 3) 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.

RECOMMENDATION AND CONDITIONS OF APPROVAL FOR FSP 2020-120023

Staff recommends that the Planning Commission forward a **recommendation of approval for FSP 2020-120023 as conditioned** to the Clearfield City Council for the final subdivision plat request for the proposed 1-Lot subdivision for the properties located at 311 East 200 South (TIN: 12-065-0165 & 12-065-0112). This recommendation is subject to the conditions below.

- 1) The private access road right-of-way width shall be revised to match the improvement width of forty seven feet (47') as shown on the civil plans, except along the south end of the property where the property is not wide enough to accommodate the full right-of-way improvements.

- 2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
- 3) 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.

ATTACHMENTS

1. Subdivision Plat
2. Civil Site Plan
3. Engineering Recommend Approval Letter dated December 22, 2020

A map of the study area showing the location of the site. The map includes Center St, State St, Marilyn Dr, and 200 S. A shaded area labeled 'SITE' is located between Center St and Marilyn Dr, east of State St. A north arrow is shown on the left side of the map.

NOT TO SCALE

ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURB & GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.

TOTAL PROPERTY AREA:	141,584 S.F.
ROADWAY AREA:	21,326 S.F.
NORTHEAST LOT TOTAL AREA:	103,837 S.F.
SOUTHWEST LOT TOTAL AREA:	16,420 S.F.

REQUIRED:

1.15 STALLS PER (20) MICRO UNITS = 23 STALLS

1.15 STALLS PER (24) STUDIO UNITS = 28 STALLS

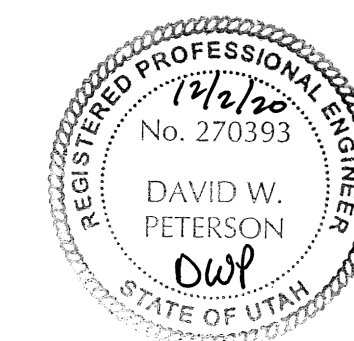
1.15 STALLS PER (40) 1-BED UNITS = 46 STALLS

1.725 STALLS PER (22) 2-BED UNITS = 38 STALLS

TOTAL REQUIRED = 133 STALLS

PROVIDED:
STALLS ON-SITE & IN PRIVATE PARKING LOT = 142 STALLS
ADA STALLS REQUIRED & PROVIDED = 6 STALLS

BIKE PARKING PROVIDED: 21 SPACES



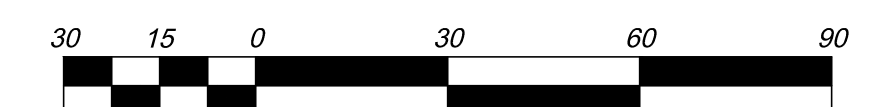
LAND SURVEYOR:
GARDNER ENGINEERING, INC
OFFICE: 801-476-0202
5150 SOUTH 375 EAST, OGDEN, UT 84405



Know what's below.
Call before you dig.

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.



Scale 1" = 30'

C1	SITE & DEMOLITION PLAN
G1	GRADING & DRAINAGE PLAN
U1	UTILITY PLAN
U2	FIRE HYDRANT PLAN
PP1	MARILYN DRIVE PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
SWP2	STORM WATER MAINTENANCE PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS

[illegible]

THE HART @ CITY CENTER

CLEARFIELD

UTAH

SITE & DEMOLITION PLAN

Scale:

Date: 07/17/20

C1

Summa Terra Ventures
Paul Potect
253-320-0357



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

Drawn by:

Designed by:	
--------------	--

Checked by
DWP

22nd December 2020

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **The Hart at City Center**
Subj: Plat, Improvement Drawings and Cost Estimate – Recommended Approval

Dear Brad,

I have completed my review of the above referenced Plat and the Improvement Drawings and find the drawings and calculations in compliance with the “Public Works Standards of Clearfield City”.

I herewith recommend approval of the Plat and the Improvement Drawings for “The Hart at City Center” Subdivision.

I also reviewed the recently submitted “Engineers Cost Estimate” prepared by Gardner Engineering, for the required Public Improvements. I agree with the “Engineers Cost Estimate” for the quantities and costs associated with the installation of the required public improvements.

In my opinion the “Engineers Estimate – Escrow Amount” including the 10% warranty amount should be \$ 209,539.00.

Should you have any questions, feel free to contact our office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E., S.E.
City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utilities Superintendent
Jared Justensen, EIT, Community Development Staff Engineer



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, January 6th, 2021

SUBJECT: Discussion and Possible Action on **SP 2020-120068**, a site plan review request by Robert Fahrenbacker with ALC Architecture, to construct a drive-through beverage establishment at the subject location. **Location:** 585 North Main Street (TIN: 14-530-0002). **Parcel Area:** 0.49 Acres. **Zone:** C-C (Gateway Corridor Commerce). **Planner:** Brad McIlrath (**Administrative Action**)

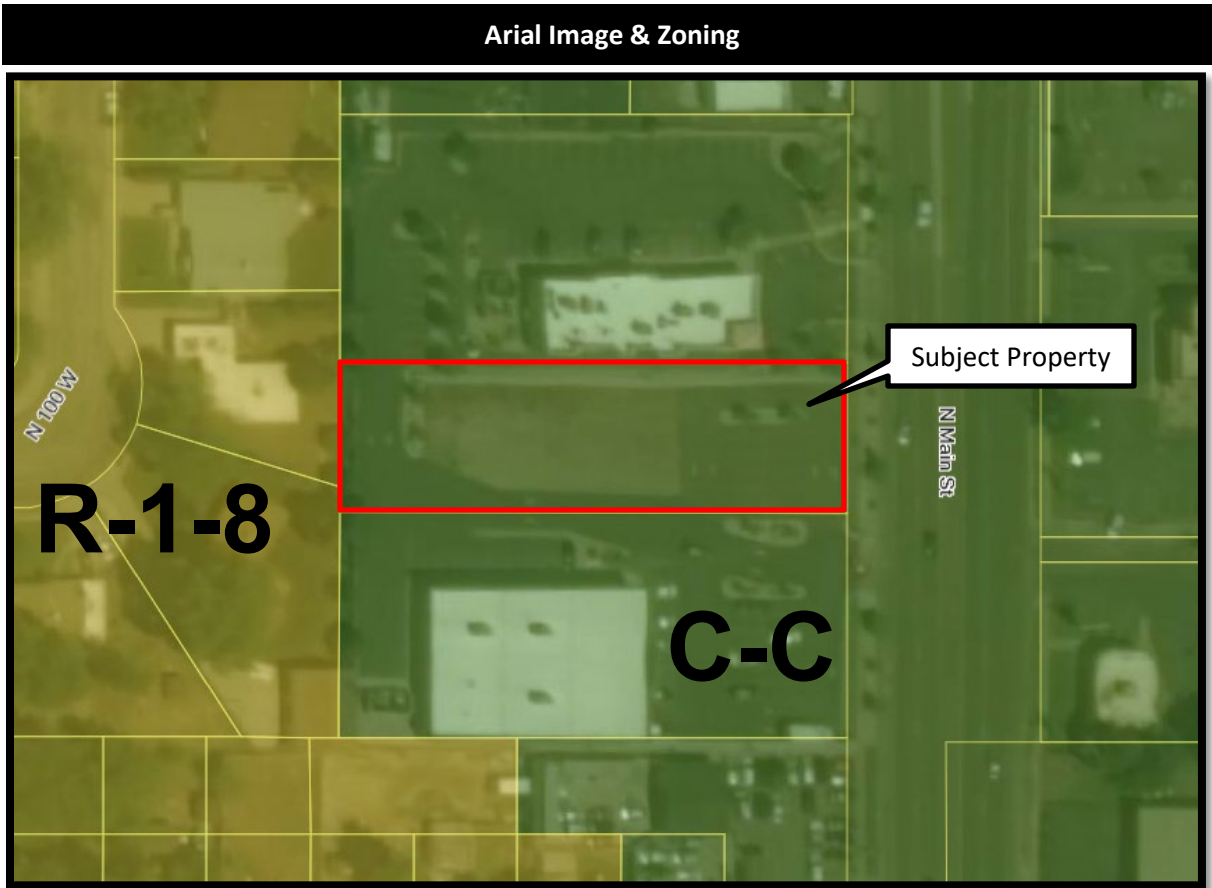
STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2020-120068**, a site plan review request by Robert Fahrenbacker with ALC Architecture, to construct a drive-through beverage establishment for the property located at 585 North Main Street (TIN: 14-530-0002). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Java Express
Site Location	585 North Main Street
Tax ID Numbers	14-530-0002
Applicant	Robert Fahrenbacker, ALC Architecture
Owner	Eric Touton, WM Investment LLC
Proposed Actions	Site Plan Approval
Current Zoning	C-C (Gateway Corridor Commerce)
Site Area	0.49 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial	C-C (Gateway Corridor Commerce)	Commercial
East	Commercial	C-C (Gateway Corridor Commerce)	Commercial
South	Commercial	C-C (Gateway Corridor Commerce)	Commercial
West	Residential Single-Family	R-1-8 (Residential)	Residential



BACKGROUND

The applicant is proposing a 795 square foot drive-through beverage establishment on an existing vacant commercial pad. The business will include a small outdoor seating area on the north end of the building along with an indoor pickup and seating area. The drive-through will wrap the building with the menu boards on the north and the pickup window on the south. Employee and patron parking will be provided to the east and west of the building with minimal changes to the existing parking lot layout.

This site was previously designed and approved for a drive-through commercial business as part of the development with Dollar Tree to the south. The commercial pad was left vacant; all the other site improvements were installed according to the C-2 (Commercial) Zone standards. A building located on the remainder pad site will align with the existing commercial in the area and be consistent to the scale and design of the surrounding commercial uses. As a property that is located in the C-C (Gateway Corridor Commerce) Zone, the site and building are subject to the development standards of the Downtown Form-Based Code (FBC) unless otherwise modified through a development agreement. Due to the site layout and the intent for a drive-through restaurant or use to be located on this property, the applicant is requesting a development agreement to address the items that would be non-compliant with the FBC. Each compliant and noncompliant item of the project proposal is reviewed in the following sections of the staff report.

A. STREET & BLOCK NETWORK; STREET & STREETScape STANDARDS (FBC Chapters 4 & 5)

This property is located along North Main Street (SR 126) which is categorized in the FBC as a Gateway Corridor. As such the following development standards apply to this section of street frontage. Items that require a development agreement are underlined as well as having the “Non-Compliance with FBC”

in green to better identify. All other non-compliance items will need to be brought into compliance. Development agreement items and will be included as part of the development agreement condition of approval.

700 South; State/Main – Gateway Corridor – 5.12

Standard:	Staff Analysis:
<i>Vehicular Realm</i> • <i>Right-of-Way Width:</i> 108'-110'. • <i>Travel Lanes:</i> 2 lanes in each direction. • <i>Lane Width:</i> 11' to 12'. • <i>Turn Lanes:</i> Per UDOT standard. • <i>Parking Lanes:</i> Optional parallel as right-of-way allows. • <i>Pavement Width:</i> 78'-82'. • <i>Median:</i> 14' planted median with turn lane pockets. • <i>Bicycle Facilities:</i> 7.5' protected bike lanes.	Clearfield City and UDOT coordinating on future design.
<i>Pedestrian Realm</i> • <i>Pedestrian Facilities:</i> Minimum 5' wide clear sidewalk. • <i>Street Buffer:</i> Minimum 8' planted street buffer.	Non-Compliance with FBC. Staff Note: The existing pedestrian realm improvements along this stretch of Main Street includes a four-foot (4') sidewalk and a five and a half foot (5.5') buffer. The buffer includes street trees with stamped concrete and tree grates. The applicant proposes to maintain the existing pedestrian realm while also replacing missing street trees within the buffer area. <u>This may be allowed with a development agreement.</u>
<i>Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.</i>	Not Applicable as this section of Main Street is in the C-C Zone.
<i>Street lighting is required on all streets within downtown and are to be placed within the landscape or furnishing zone.</i> • <i>Minimum Spacing:</i> 60 feet apart on center. • <i>Maximum Spacing:</i> 90 feet apart on center. • <i>Double Acorn Streetlights Required</i>	Non-Compliance with FBC. Staff Note: One (1) double acorn streetlight will need to be added within the buffer area between the two (2) middle street trees.
<i>Street Trees:</i> • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet.	Non-Compliance with FBC. Staff Note: The submitted landscape plan includes Common Hackberry street trees spaced at just over twenty feet (20') apart. The plan will need to be revised to select a small or medium street tree from the approved list on page 36 of the FBC as well as the required tree diversity outlined at the bottom of that page. <u>If allowed with a development agreement,</u>

• Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	<u>this would be for the new street trees only and will allow the existing street trees to remain.</u>
--	--

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Commercial Building Type - 6.8:

1. Building Site

Standard:	Staff Analysis:
<i>Minimum Lot Width: 20 feet</i> <i>Maximum Lot Width: None</i>	Complies with FBC.
<i>Maximum Impervious Coverage: 70%</i> <i>Additional Semi-Pervious Coverage: 20%</i>	Non-Compliance with FBC. <u>Staff Note:</u> The plans will need to be revised to indicate compliance with these standards.

2. Site Access & Parking

Standard:	Staff Analysis:
<i>Parking & Loading Location: Rear & Interior Side Yard.</i>	Non-Compliance with FBC. <u>Staff Note:</u> The patron parking for the building is located to the front of the building with additional parking located to the rear. <u>The allowance of parking in the front yard will require the approval of a development agreement.</u>
<i>Vehicular Access: Alley only, if no alley exists, 1 driveway is permitted per UDOT requirements.</i>	Complies with FBC.

3. Building Location

Standard:	Staff Analysis:
<i>Multiple Principal Buildings: Not Permitted</i>	Complies with FBC.
<i>Front Build to Zone: 0-15 feet; up to 25' with Plaza or Porte-Cochere.</i>	Non-Compliance with FBC. <u>Staff Note:</u> Due to the original commercial pad location the building is located beyond the allowed build-to-zone. The building location is also intended to align with the neighboring buildings in the area and allow the drive-through access. <u>This modification from the code standard requires approval of a development agreement.</u>
<i>Corner Build to Zone: 0-10 feet</i>	Not Applicable.
<i>Occupation of Corner: Required</i>	Not Applicable.
<i>Property Front Line Coverage: 50%</i>	Non-Compliance with FBC. <u>Staff Note:</u> The building is a small narrow building and occupies less than 50% of the front property line coverage. <u>This modification from the code</u>

	<u>standard requires approval of a development agreement.</u>
<i>Minimum Side Yard Setback: 5 feet</i>	Complies with FBC.
<i>Minimum Rear Yard Setback: 5 feet</i>	Complies with FBC.

4. Building Massing

Standard:	Staff Analysis:
<i>Minimum Overall Height: 1 Story</i>	Complies with FBC.
<i>Maximum Overall Height: 4 Stories</i>	Complies with FBC.
<i>Building Stepback: Not Required.</i>	Complies with FBC.
<i>Ground Story: Minimum Height – 12 feet Maximum Height – 24 feet</i>	Non-Compliance with FBC. <u>Staff Note:</u> The building includes different pitched roof styles with a lowest height at around ten feet (10'). The plans will need to be revised to have a minimum height of no less than twelve feet (12'), or the architect will need to demonstrate how the height complies with the FBC. The standard for measuring the building height is outlined on page 49 of the FBC.
<i>Upper Stories: Minimum Height – 9 feet Maximum Height – 14 feet</i>	Not Applicable.
<i>Permitted Roof Types: Parapet, Pitched, Flat</i>	Non-Compliance with FBC. <u>Staff Note:</u> The building includes these different roof styles. The eave on the flat roof will need to be revised to have a minimum depth of fourteen inches (14") and a minimum thickness of eight inches (8").
<i>Tower: Permitted</i>	Not Applicable.

5. Street Façade Articulation/Details

Façade requirements apply to all facades facing a public or private right-of-way.

Standard:	Staff Analysis:
<i>Blank Wall Limitations:</i> Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Non-Compliance with FBC. <u>Staff Note:</u> The front façade has one eighteen (18) square foot window which is 6% of the front façade. The window will need to be enlarged or more windows added to ensure compliance with this standard. (b) Complies with FBC.
<i>Vertical Façade Divisions: Every 25' of façade width.</i>	Complies with FBC.

<i>Horizontal Façade Divisions:</i> Required within 3' of the top of the ground story for buildings over 2 stores.	Not Applicable.
<i>Front Façade Entrance Type:</i> Contemporary, Mixed-Use, or Stoop	Non-Compliance with FBC. <u>Staff Note:</u> The building includes an entry to the lobby/seating area on the north façade of the building. That entry is a contemporary entry type. This entry needs to be moved to the front façade or this location of the entry can be allowed with a development agreement. Staff recommends that the entry be added to the front façade to add additional transparency and help address the blank wall limitation and ground floor transparency.

6. **Building Fenestration** (Applicable to front/street facing facades only)

Standard:	Staff Analysis:
<i>Minimum Ground Story Transparency: 55%</i> As measured between 2 feet and 8 feet above grade.	Non-Compliance with FBC. <u>Staff Note:</u> With an eighteen (18) square foot window and a measurement between two (2) and eight (8) feet of 171 square feet, the ground floor transparency needs to be increased from 10% to 55% to comply with code. Additional windows and locating the entry door to the front façade will help meet this standard.
<i>Minimum Upper floor Transparency: 20%</i> A general minimum transparency requirement shall be measured from floor to floor for each story.	Not Applicable.
<i>Principal Entrance:</i> Front Façade	Non-Compliance with FBC. <u>Staff Note:</u> The plan includes the principal entrance for the lobby/seating area along the north façade. That entrance will need to be moved to the east façade and face the street to comply with code. As stated above this could be allowed with a development agreement, but staff recommends the orientation of the principal entry to the street frontage.
<i>Required Number of Street Entrances:</i> 1 per each 150 feet of front façade.	Complies with FBC.

7. **Building Uses**

Standard:	Staff Analysis:
<i>Ground Story:</i> Retail, service, office, or craft industry.	Complies with FBC.
<i>Upper Stories:</i> Retail, service, office, or craft industry.	Not Applicable.

<i>Parking within Building.</i>	Not Applicable.
<i>Required Occupied Space:</i> 30 feet deep on all floors.	Complies with FBC.

Building Design Standards

Standard:	Staff Analysis:
<i>Primary Façade Materials:</i> Primary materials shall be used for a minimum of 60% of each façade of the buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	Non-Compliance with FBC. <u>Staff Note:</u> The building materials appear to comply with the standards of the FBC. The plans will need to add percentages and callouts for the materials to confirm compliance.
<i>Secondary Façade Materials:</i> Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 40% of each façade for buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. i. Permitted for trim only and/or on upper floor facades only in the U-C, U-R, and CV zoning districts. (v) Pre-cast Concrete (vi) Cast Stone	Non-Compliance with FBC. <u>Staff Note:</u> The building materials appear to comply with the standards of the FBC. The plans will need to add percentages and callouts for the materials to confirm compliance.
<i>Color:</i> Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be	Complies with FBC.

utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	
<i>Awnings, Shutters, and Appropriate Grade of Materials.</i> See Section 6.13.5 (4).	Non-Compliance with FBC. <u>Staff Note:</u> The awning for the drive-through window appears to be made of metal. The plans will need to add the material detail to confirm conformance.
<i>Building Variety:</i> Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC.
<i>Drive-through Structures:</i> (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear façade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street. (2) Stacking Lanes. Stacking lanes shall be located behind the building and accommodate at least two cars in a lane in addition to the car at the window. (3) The canopy and structure shall be constructed of the same materials utilized on the building.	Non-Compliance with FBC. <u>Staff Note:</u> The drive-through canopy is located on the side façade of the building and the stacking lanes around the perimeter and in the front of the building. <u>Due to the location of the prepared pad site, the applicant is requesting this item be modified with a development agreement.</u>

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

The landscape chapter of the FBC outlines standards for site specific landscaping, parking lot landscaping and site buffering. The applicant has provided a landscape plan and will need to provide an irrigation plan for final approval. As required by code, the landscape plan has been prepared by a licensed landscape architect.

1. General Plant Requirements

Standard:	Staff Analysis:
<i>Plant Requirements:</i> (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. (b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. (c) The maximum amount of landscape area than may be turf grass is 60%.	Non-compliance with FBC. <u>Staff Note:</u> (a) With a project area of 0.49 acres, a total of ten (10) trees are required. The plan currently provides nine (9) on-premises trees which does not include the street trees. One (1) additional tree will need to be provided to comply with this standard. (b) Complies with FBC. (c) Complies with FBC.
<i>Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.</i>	Non-Compliance with FBC. <u>Staff Note:</u> The landscape plan will need to be revised to provide this five-foot (5') planting strip around the footprint of the building except for entrances, outdoor dining, and the drive-through lane.
<i>Plant Selection:</i> A minimum of 60% of planting selection must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation Garden Park database at https://conservationgardenpark.org/plants.	Non-Compliance with FBC. <u>Staff Note:</u> The landscape plan will need to be revised to provide plants that meet this standard.
<i>Size of Plants:</i> See Table 7.2 (1) for minimum sizing standards.	Non-compliance with FBC. <u>Staff Note:</u> The shrubs must have a minimum size of 5 gallons.

2. District Transition Buffer

This buffer is required along all property lines that abut a T-R district or existing residential that is not in the Downtown FBC area. This development is within the C-C zoning district and abuts properties to the west that are not within the Downtown area. The development must include a district buffer along the east property line that complies with the standards outlined in Table 7.3 and listed below or the existing buffer may be allowed with a development agreement.

Standard:	Staff Analysis:
<i>Buffer Depth and Location:</i> The buffer is required to have a depth of 10 feet between existing residential and all FBC districts.	Non-Compliance with FBC. <u>Staff Note:</u> The existing western buffer was installed with the original site preparation. Compliance with this code buffer standard will create an offset of access lane shared between these three (3) commercial properties. The buffer fencing is owned by the residential properties to the west and was agreed to by those properties with the original site preparation. <u>Staff recommends that the existing transition buffer be allowed to remain with a development agreement.</u>
<i>Buffer Landscape Requirements:</i> The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area. To meet tree canopy goals, a minimum of 1 medium or large shade tree is required for every 200 square feet of buffer, this is excluding the area within the required landscape screen that includes 1 tree every 40 feet.	
<i>Fence Requirement:</i> A six foot opaque fence is required along the buffer area along the property line. The material must complement the adjacent building of the property that it is located. White vinyl and chain link with slats are not allowed.	

3. Parking Lot Buffer

This buffer applies to properties in all districts where a vehicular parking area is located along a front, rear, or side property line or adjacent to a right-of-way.

Standard:	Staff Analysis:
<i>Buffer Depth and Location:</i> The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	Non-Compliance with FBC. <u>Staff Note:</u> This buffer is not applicable along the front property line because the parking stalls are not directly adjacent to that property line. The parking stalls located to the rear of the building do abut the north property line; therefore, the buffer along that side property line must be modified to comply with these standards.
<i>Buffer Landscape Requirements:</i> One (1) medium or large shade tree is required at least every forty feet (40'). A continuous row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. Shrub height to be maintained no more than 48 inches tall.	

4. Interior Parking Lot Landscaping

Standard:	Staff Analysis:
<i>Landscape Island Requirements:</i> • Landscape islands are required at the terminal ends of free standing rows of parking and after every 9th parking space for rows of parking greater than 12 spaces. • The islands are required to be a minimum of 5 feet wide. Any island under a width of 15 feet are required to be provided with structural soil under any paved surface within a tree's critical root zone. Islands under 9 feet wide must install an aeration system and utilize permeable pavement for the curb and gutter. • A minimum of 1 medium or large shade tree is required per island. The islands shall be designed to accommodate storm water runoff (as bio-swales) where the drainage plan can be reasonably designed to accomplish that objective.	Non-Compliance with FBC. <u>Staff Note:</u> The parking lot islands will need to be revised to comply with these standards. The existing parking lot island on the north end of the front parking stalls is proposed to be removed and replaced with a new smaller island. That new island will need to be revised to comply with these standards and extend the full length of the parking stalls for the double row of parking.
<i>Landscape Median Requirements:</i> • Landscape medians are required for each free-standing bay of parking along the length of the bay. • The medians shall be designed with the same minimal standards as the islands for width, soil structure, aeration, and permeable pavement where necessary. • The medians shall include a minimum of 1 medium or large shade tree and shall also be designed to accommodate storm water runoff as a bio-swale.	Non-Compliance with FBC. <u>Staff Note:</u> The free-standing row of parking spaces within the front parking lot area does not include a landscape median and was designed as part of the original site preparation. Staff recommends that the parking stalls remain as originally approved to match the parking stalls to the south. <u>This will need to be included as part of the development agreement.</u>
<i>Tree Requirements:</i> • Each parking lot space must be located within 50 feet of a tree planted within the parking lot interior. • A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of a parking lot's edge for every 5 parking spaces. • Tree Shade Goal: Within 20 years of installation, 25% of the interior of the parking lot should be shaded by tree canopy.	Non-Compliance with FBC. <u>Staff Note:</u> The plans will need to be revised to indicate compliance with these standards. Based upon staff measurements, the parking stalls appear to comply with the distance standards.

5. Landscaping Screening

Standard:	Staff Analysis:
<i>Open Storage & Refuse Areas Screening Requirements:</i> - No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street. - An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. - Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. - If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	Non-Compliance with FBC. <u>Staff Note:</u> The proposed dumpster enclosure must be located a minimum of ten feet (10') from all property lines. The landscaping around the refuse enclosure will need to be modified to comply with these standards.
<i>Utility Appurtenances Screening Requirements:</i> - Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. - A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided.	Required if utilities will be placed on the ground and not on buildings. There is no indication on the proposed plans of the location the utilities. If utilities are located on the ground, then this standard will apply.

Miscellaneous Landscaping Requirements

The remaining sections of the landscape chapter provide requirements for the installation of landscaping, the condition of landscaping, bonding for landscaping, and ongoing maintenance of landscaping. It is the responsibility of the applicant to be familiar with these standards and compliance with the standards is required as a condition of approval at the end of this report.

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

As outlined in Chapter 8 of the FBC, for non-residential developments totally less than 5 acres in size, ten percent (10%) of the total property size shall be used to calculate a fee-in-lieu assessment for Civic Open Spaces. A fee of \$10.00 per square foot of required open space will be implemented for the creation or enhancement of civic open space or streetscape enhancements within the downtown area. With a property area of 21,344.40 square feet, ten percent (10%) of the property would be 2,134.40 square feet. At a rate of \$10.00 per square foot of required open space, a fee-in-lieu of Open Space in the amount of \$21,344.40 would be required. Based upon the size of the development and the need to modify this standard, this fee-in-lieu of open space could be waived as part of the development agreement if deemed necessary by the Planning Commission.

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle & Bicycle Parking

As stated in the background section of this report, this building will have a total area of 795 square feet. Based upon the size of the indoor lobby/seating area, the outdoor dining, and the nature of the drive-through business, the business does not require a lot of parking spaces and therefore, the sixteen (16) parking spaces are sufficient for this use. The proposed development does not show bicycle parking and will need to be revised to provide one (1) bike rack that meets the minimum design standards outlined in the FBC.

Snow Removal

As outlined in Clearfield City Code Section 11-13-5 G "Snow Stacking Area", "Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four-inch (4") snow base over the entire parking lot." The current plans do not indicate a snow stacking area and will need to be revised to show the area(s) that a truck would reasonably place snow during the winter. The areas should be designed to ensure that visitor parking and the sidewalks are not covered with snow from the plowing of the parking lot.

CITY DEPARTMENT / AGENCY REVIEW

On December 11th, 2020 copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and Public Works staff. Engineering and the North Davis Fire District have provided review letters which are included as attachments to this report. No other comments have been provided to date.

All comments and conditions of these reviews must be met prior to issuance of final land use approval. Compliance with those requirements are included as part of the conditions of approval in the following section.

CONCLUSION AND STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2020-120068**, a site plan review request by Robert Fahrenbacker with ALC Architecture, to construct a drive-through beverage establishment for the property located at 585 North Main Street (TIN: 14-530-0002). This approval is subject to the conditions outlined below.

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, but is not limited to 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.

- 1) A development agreement shall be executed between Clearfield City and the property owner/developer to allow the following modifications to the Form-Based Code standards:
 - a. The existing four-foot (4') sidewalk and five and a half foot (5.5') street buffer may remain in place provided that the missing street trees be replaced with the correct type of street tree allowed by the Form-Based Code. The replacement street trees must be selected from the small or medium street tree list found on page 36 of the Form-Based Code.
 - b. The building may be located at the proposed location provided that the building design comply with the standards of the Form-Based Code.
 - c. Parking may be located between the building and the street within the front yard area as shown on the submitted plans.

- d. The building is allowed to occupy less than 50% of the front property line coverage due to the size and orientation on the property.
 - e. The drive-through stacking lanes and the drive-through canopy are permitted in the proposed locations on the submitted plans and are not required to be located along the rear façade or within the rear yard of the building.
 - f. The District Transition Buffer standards may be waived in favor of the previously approved existing buffer along the west property line.
 - g. The free-standing row of parking stalls within the front yard area may remain as previously approved and installed without a landscape median.
- 2) The plans shall be revised to provide one (1) double acorn streetlight within the buffer area between the two center street trees as required by code.
 - 3) All missing street trees shall be replaced with street trees from the small or medium street tree list found on page 36 of the Form-Based Code. All damaged or missing tree grates shall be replaced with the city standard tree grate found in Appendix A of the code.
 - 4) The site shall be designed, and the plans revised to have no more than seventy percent (70%) of impervious coverage and no more than twenty percent (20%) semi-pervious coverage.
 - 5) The plans shall be revised for the minimum story height to be twelve feet (12').
 - 6) The flat roof shall be revised to have a minimum eave depth of fourteen inches (14") and a minimum thickness of eight inches (8").
 - 7) The front building façade shall be revised to comply with the minimum blank wall limitation and transparency standards for a commercial building as required by code.
 - 8) The principal entry shall be located along the front façade of the building to comply with code.
 - 9) The plans shall be revised to include the building material locations and percentages that comply with the Form-Based Code for primary and secondary materials.
 - 10) A total of ten (10) on premises trees shall be provided and shown on the revised landscape plans.
 - 11) A minimum five foot (5') wide planting strip shall be placed around the footprint of the building except in areas used for entrances, the drive-through or the outdoor dining area.
 - 12) The landscape plan shall be revised to provide a minimum of sixty percent (60%) of the plants as water wise plants and to include shrubs with a minimum size of five (5) gallons at time of planting.
 - 13) The parking lot area in the rear yard shall be provided with the parking lot buffer along the north property line as required by code.
 - 14) The landscape island located at the north end of the free-standing row of parking within the front yard shall be revised to have a minimum width of five feet (5') and extend the length of the parking stalls as required by code.
 - 15) The landscape plan shall be revised to indicate compliance with tree requirements for the parking lot stalls and the tree shade goal as outlined in the staff report.
 - 16) The dumpster enclosure shall be located a minimum of ten feet (10') from all property lines and comply with the standards for landscaping as outlined in the Form-Based Code.

- 17) The plans shall be revised to provide one (1) bike rack that meets the minimum standards of the code.
- 18) A snow stacking area shall be added to the plans as outlined in the staff report.
- 19) The plans should be revised to address Engineering requirements as outlined in the review letter dated December 21, 2020.
- 20) The project shall comply with all North Davis Fire District requirements outlined in the review letter dated December 17, 2020.

ATTACHMENTS

1. Cover Sheet
2. Landscape Plan
3. Site Plan
4. Dumpster Enclosure Details
5. Building Elevations
6. Color Building Elevations
7. Materials
8. Engineering Review Letter #1 dated December 21, 2020
9. North Davis Fire District Review Letter dated December 17, 2020

JAVA COFFEE ESPRESSO

585 NORTH MAIN STREET

CLEARFIELD, UTAH 84015

SYMBOL LEGEND

	BATT INSULATION		DOOR NUMBER
	CONCRETE		KEYNOTE (DIVISION,KEYNOTE NUMBER)
	EARTH		WINDOW NUMBER & GLAZING TYPE
	FINISH LUMBER		REVISION NUMBER
	GRAVEL		INTERIOR ELEVATION (REFERENCE ON SHEET A1.1)
	GYPSUM BOARD		INTERIOR ELEVATION XX/XX.XX
	SAND		WALL SECTION REFERENCE (SEE WALL SECTION 1 ON SHEET A1.1)
	MASONRY UNIT		BUILDING SECTION REFERENCE (SEE BUILDING SECTION 1 ON SHEET A1.1)
	METAL (STRUCTURAL STEEL)		DETAIL REFERENCE (SEE DETAIL 1 ON A1.1)
	PLYWOOD		DETAIL
	RIGID INSULATION		ROOM TAG
	WOOD		ELEVATION/DATUM MARK
	FINISHES/EQUIP CALLOUT		NAME LEASE 102
	DETAIL BAND		
	WALL TYPE TAG		
	EQUIPMENT TAG		

RENDERING



SHEET INDEX

GENERAL:

G1.1 COVER SHEET

LANDSCAPE PLANS:

L1.0 LANDSCAPE COVER/DETAILS
L1.1 LANDSCAPE PLANS

ARCHITECTURAL:

AS1.1 SITE PLAN
AS1.2 SITE DETAILS
A1.1 FLOOR PLAN
A3.1 BUILDING ELEVATIONS
A3.1R RENDERED ELEVATIONS

PROJECT NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS
- THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ALL WORK.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WHERE ANY CONFLICTS OCCUR WITH THE CONSTRUCTION DRAWINGS.
- IF HAZARDOUS MATERIALS ARE FOUND TO EXIST ON THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IN WRITING.
- THE DRAWINGS SHALL NOT BE SCALED
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES REQUIRED TO PERFORM THE WORK. WHERE INSTALLATION AND/OR CONNECTION OF EQUIPMENT IS NOT SPECIFIED AND WHERE SUCH INSTALLATION / CONNECTION IS REQUIRED FOR A COMPLETE AND OPERATIONAL FACILITY, THE CONTRACTOR SHALL BE HELP RESPONSIBLE FOR SUCH INSTALLATION / CONNECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION BRACING AND SHORING DURING CONSTRUCTION.
- ALL MATERIALS STORED ON SITE SHALL BE PROTECTED FROM WEATHER TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, PATCHING AND FITTING AS REQUIRED TO PERFORM THE WORK. ALL PATCHING, CUTTING AND FITTING SHALL BE DONE WITH APPROPRIATE MATERIALS AND TOOLS TO INSURE HIGHEST QUALITY OF WORK.
- DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL INSULATION MATERIAL INCLUDING FACINGS ARE REQUIRED TO HAVE A FLAME SPREAD OF 25 OR BETTER AND A MAXIMUM SMOKE DENSITY OF 450 PER THE 2009 IBC, SECTION 719.3.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH AND PAINTED, COLOR AS SPECIFIED BY TENANT. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED.
- DEMISING WALL ARE FROM FINISH FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE.
- ALL DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE EDGE OF WINDOW FLOOR PLAN (U.O.N.)
- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL, SQUARE AND TRUE. THE CONTRACTOR SHALL CORRECT LEVEL FLOORING VARIATIONS.
- DIMENSIONS NOTED 'CLR' ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED.
- THERE SHALL BE A MINIMUM OF 18" CLEAR TO THE NEAREST RETURNING PARTITION, PERMANENT FIXTURE OR MULLION AT THE LATCH SIDE, PULL SIDE OF ALL DOORS.
- ALL LATCH SETS AND LOCKSETS ON ALL DOORS SHALL COMPLY WITH ALL ACCESSIBLY CODES.
- BRACING FOR DOOR FRAME IS NOT REQUIRED AT DOOR JAMES LOCATED 6" OR LESS FROM 90 DEGREE PARTITION INTERSECTION.

APPLICABLE BUILDING CODES

2015	INTERNATIONAL BUILDING CODE
2014	NATIONAL ELECTRICAL CODE
2012	INTERNATIONAL MECHANICAL CODE
2012	INTERNATIONAL ENERGY CONSERVATION CODE
2012	INTERNATIONAL FIRE CODE

PROJECT TEAM

ARCHITECT

ALC ARCHITECTURE
301 PARK AVENUE
IDAHO FALLS, IDAHO 83402
PH. (208) 522-0088
CONTACT: ROBERT FEHRENBACHER

STRUCTURAL

INTEFFRAME
1102 N. FRANKLIN BLVD.
NAMPA, ID 83687
PH. (208) 475-0022
CONTACT: AUSTIN PERDUE

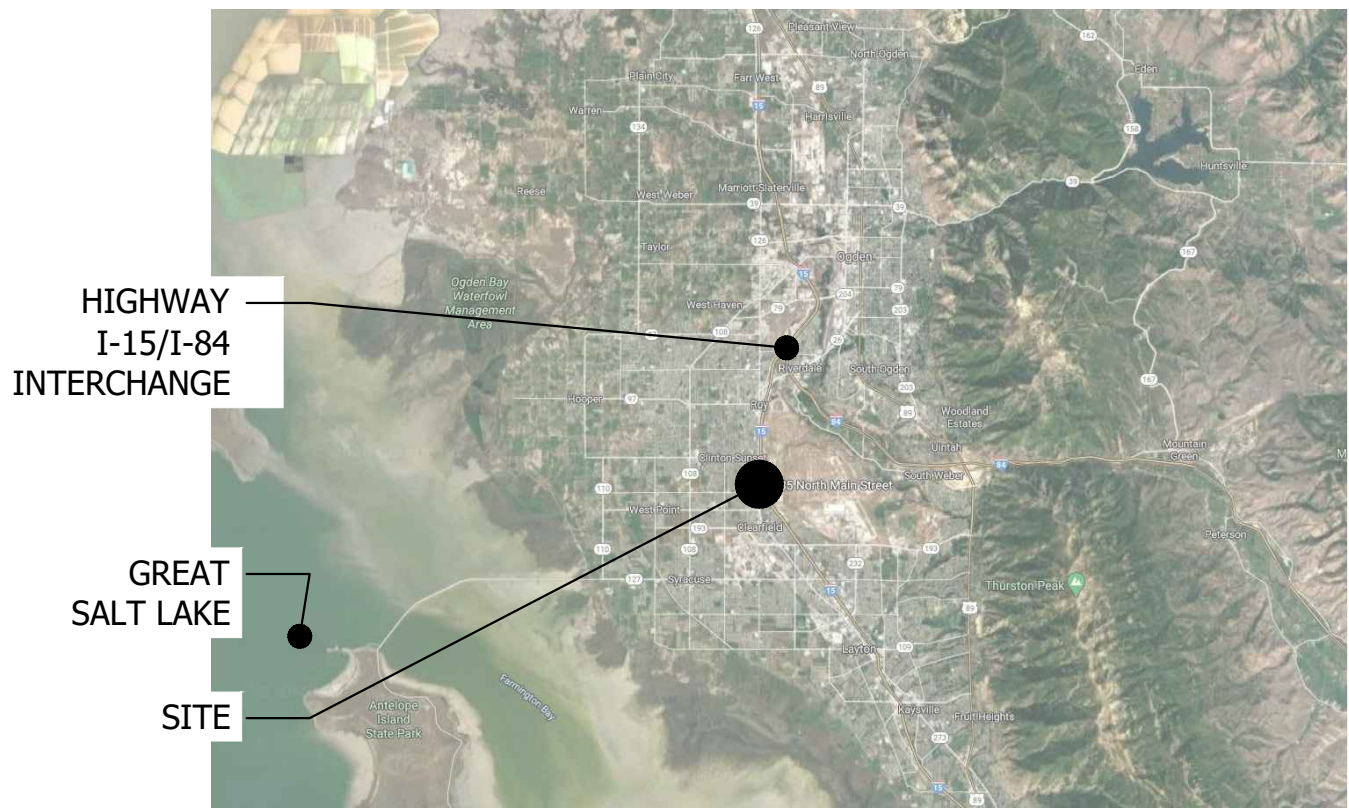
ELECTRICAL

PAYNE ENGINEERING
1823 E CENTER ST,
POCATELLO, ID 83201
PH. (208) 232-4439
CONTACT: SHAWN MEADOR

MECHANICAL-PLUMBING

MUSGROVE ENGINEERING
234 SOUTH WHISPERWOOD WAY
BOISE, IDAHO 83709
PH. (208) 384-0585
CONTACT: JASON RICE

VICINITY MAP



AREA MAP

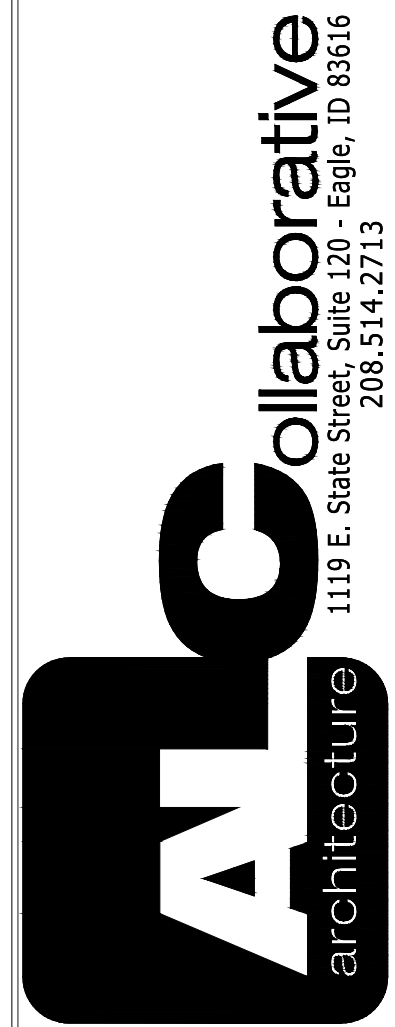


THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE.
NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN,
WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © ALC ARCHITECTURE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



JAVA ESPRESSO

PROJECT FOR: SHANE MURPHY - JAVA ESPRESSO

CLEARFIELD, UTAH

585 NORTH MAIN STREET

DRAWN BY: JM, AB
CHECKED BY: RF,EA
JOB # 18117
DATE: 12/08/2020

COVER SHEET

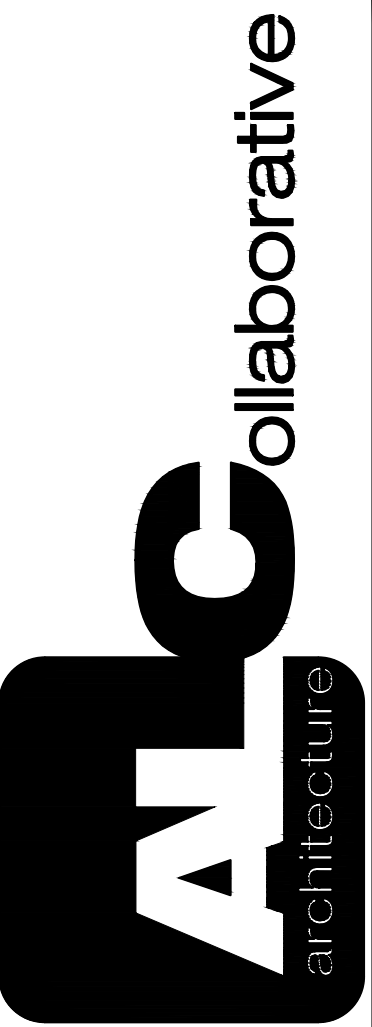
G1.1

LANDSCAPE ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com
 PN: 20-1855



NO.	REVISIONS	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.



SHANE MURPHY - JAVA ESPRESSO

PROJECT FOR: SHANE MURPHY - JAVA EXPRESS

585 NORTH MAIN STREET
CLEARFIELD, UTAH

DRAWN BY: DW
CHECKED BY: DW
JOB # 18117
DATE: 12/08/2020

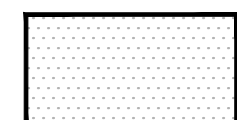
LANDSCAPE
PLAN

L1.1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2"Cal	5	40" h x 30" w
	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM / Shademaster Locust	B & B	2"Cal	2	35" h x 35" w
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Callery Pear	B & B	2"Cal	7	30" h x 15" w
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	1 gal		19	3' h x 3' w
	<i>Calamagrostis x acutiflora</i> 'Overdam' / Overdam Feather Reed Grass	1 gal		41	6' h x 2' w
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 gal		14	3' h x 3' w
	<i>Juniperus squamata</i> 'Blue Star' / Blue Star Juniper	2 gal		30	2' h x 4' w
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender	2 gal		18	30" h x 30" w
	<i>Potentilla fruticosa</i> 'Pink Beauty' / Pink Beauty Potentilla	2 gal		4	3' h x 3' w
	<i>Salvia nemorosa</i> 'Sensation Rose' / Sensation Rose Sage	1 gal		19	18" h x 24" w

LANDSCAPE MATERIALS LEGEND:



3" DEPTH OF 3/4" DIA. TAN ANGULAR
ROCK MULCH - SEE NOTE 5/L1.0



EXISTING LANDSCAPING
TO REMAIN

60% of trees must be water wise. Selected from waterwiseplants.utah.gov or conservationgardenpark.org/plants. All shrubs are water wise. Shrubs need to have a minimum size of 5 gallons at time of planting.

Enclosure must be a minimum of 10' from all property lines. 1 medium or large shade tree must be located in the landscaping around the enclosure. See code for sizing of large or medium trees.

A 5 foot planing strip must be located around the perimeter of the building except for areas with outdoor dining or entrances.

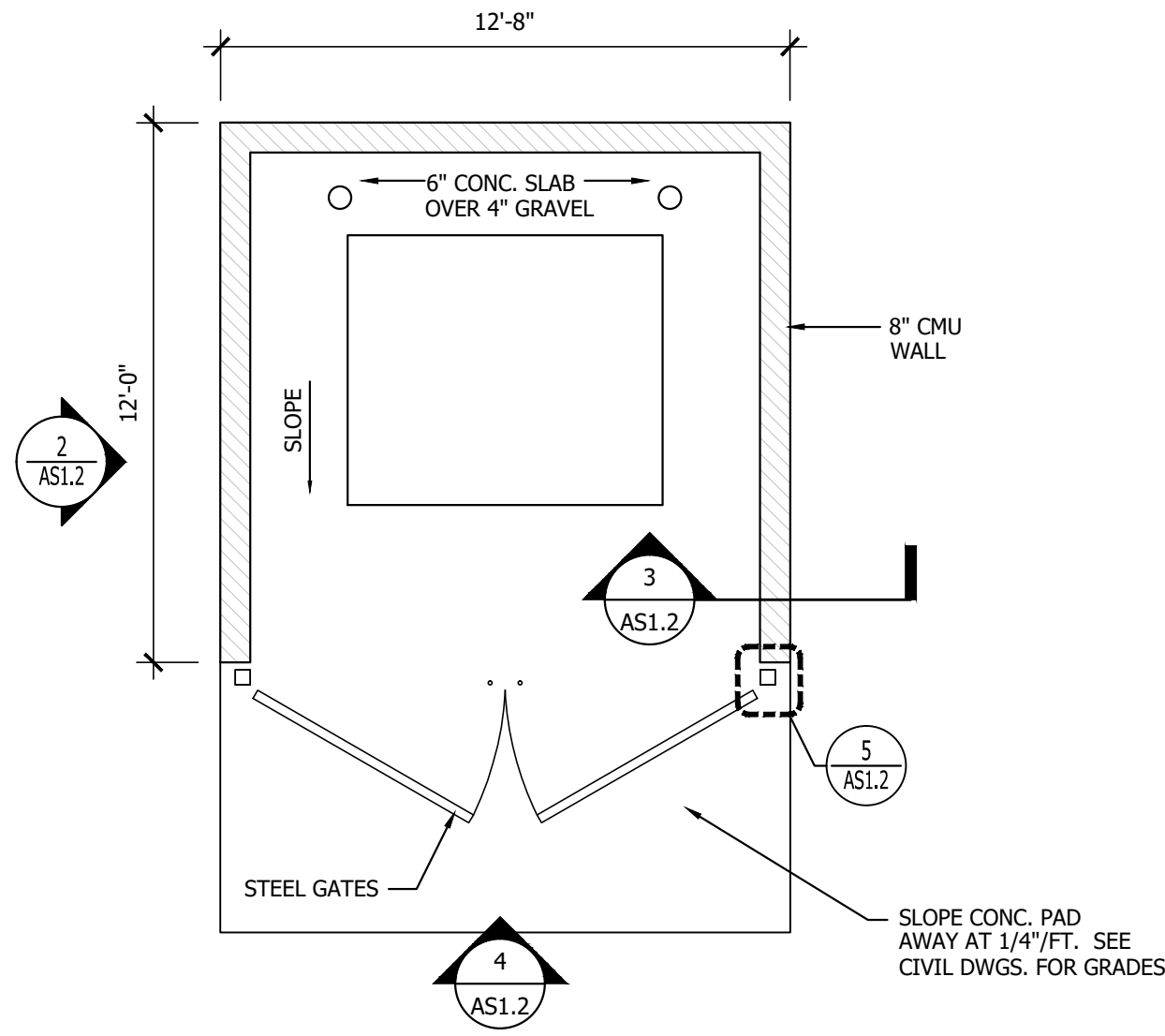
- Landscape island needs to be a minimum of 5' wide and extend the length of the parking spaces.

CLEAR VISION TRIANGLE

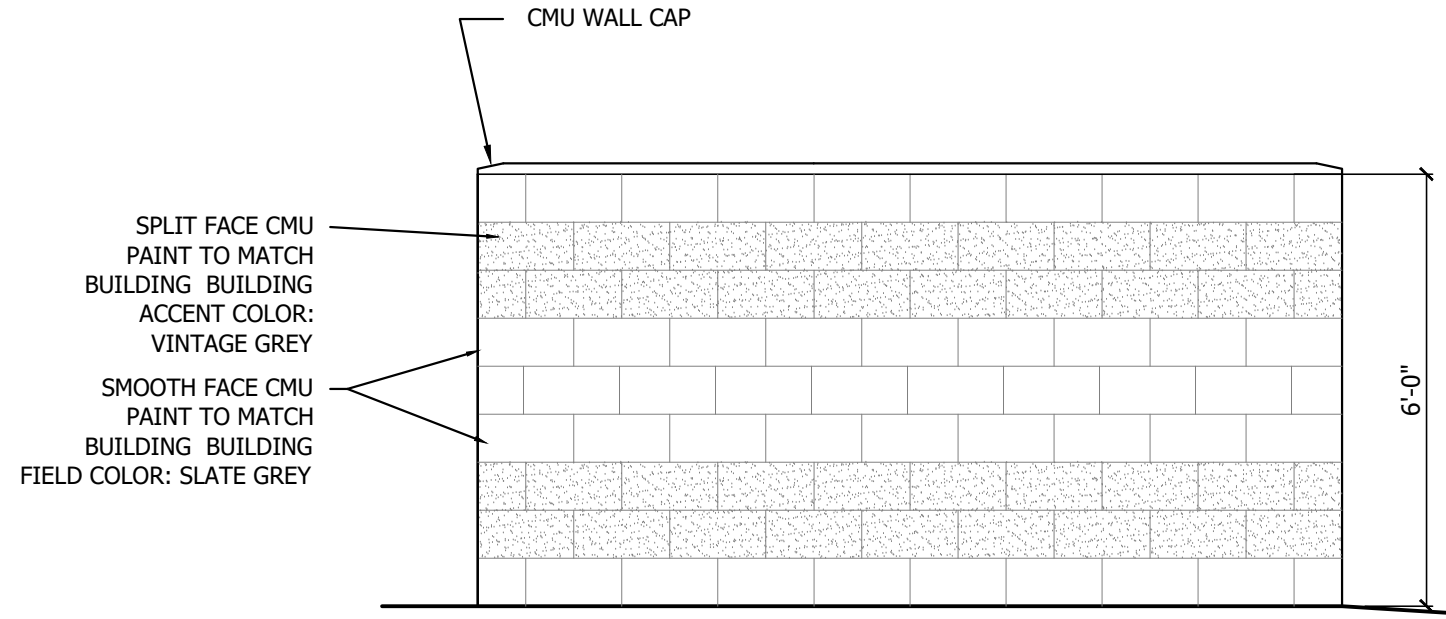


0 20 40 60 feet

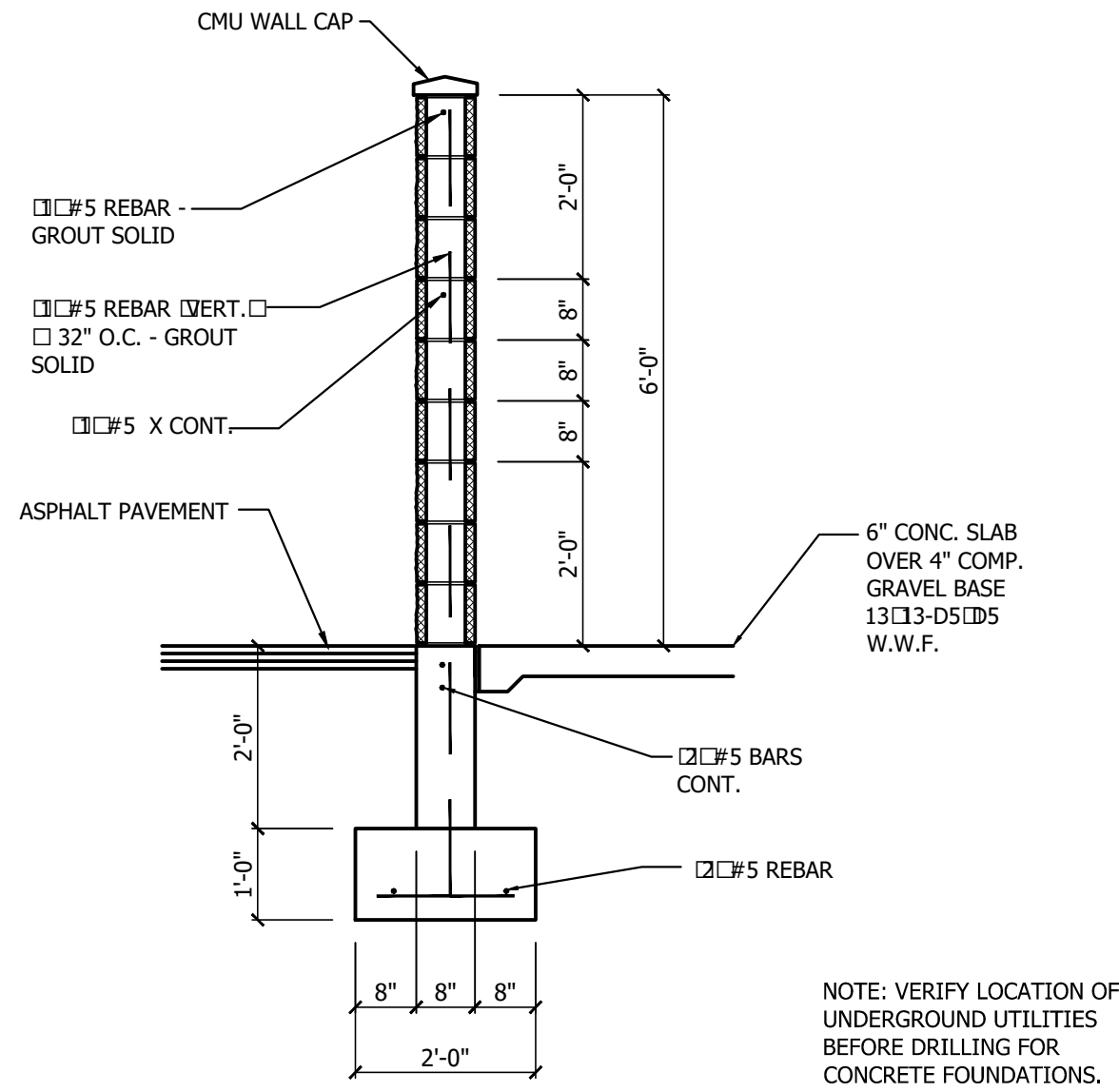
~~SCALE: 1" = 20'~~
SCALE: 1"=10'



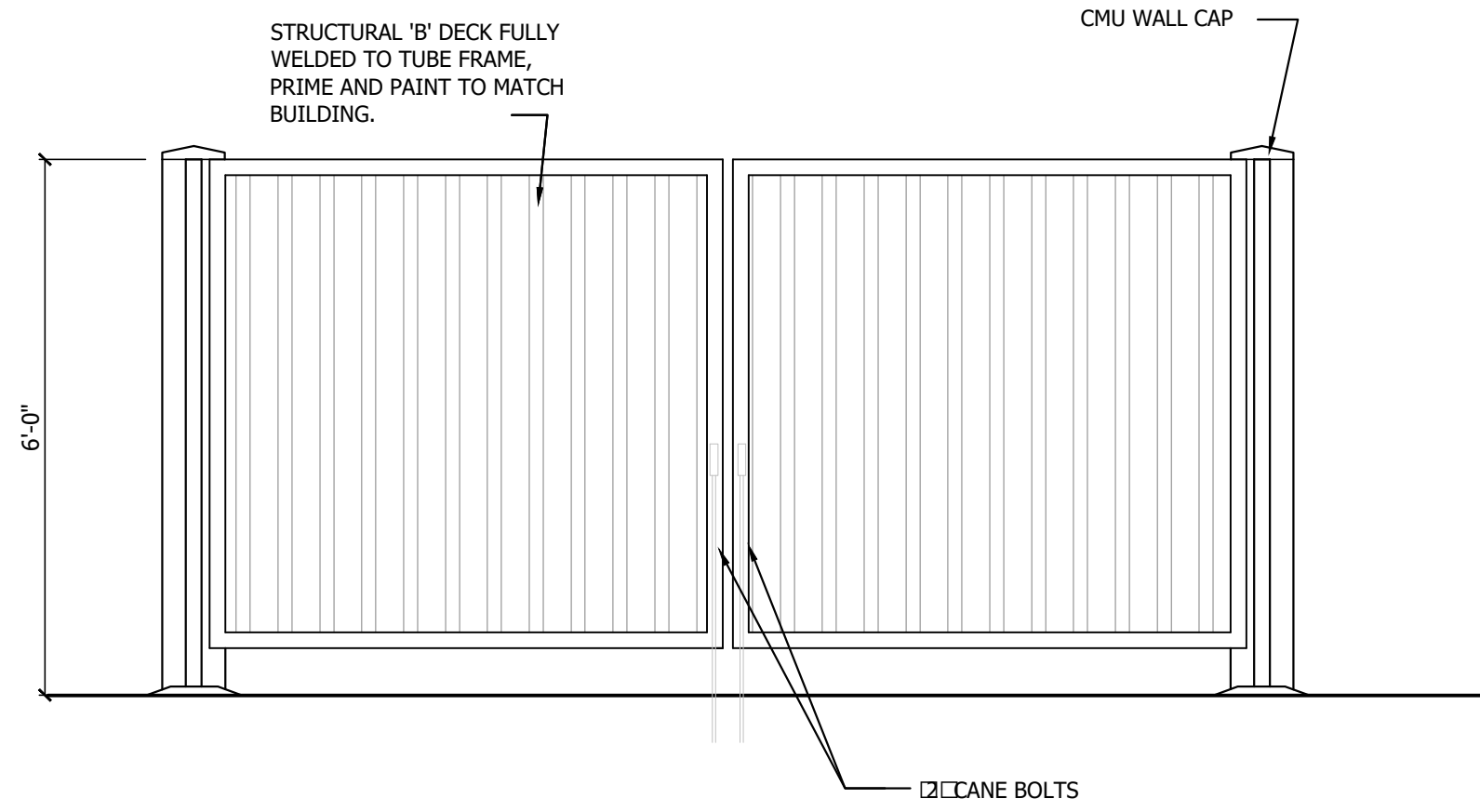
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" □ 1'-0"



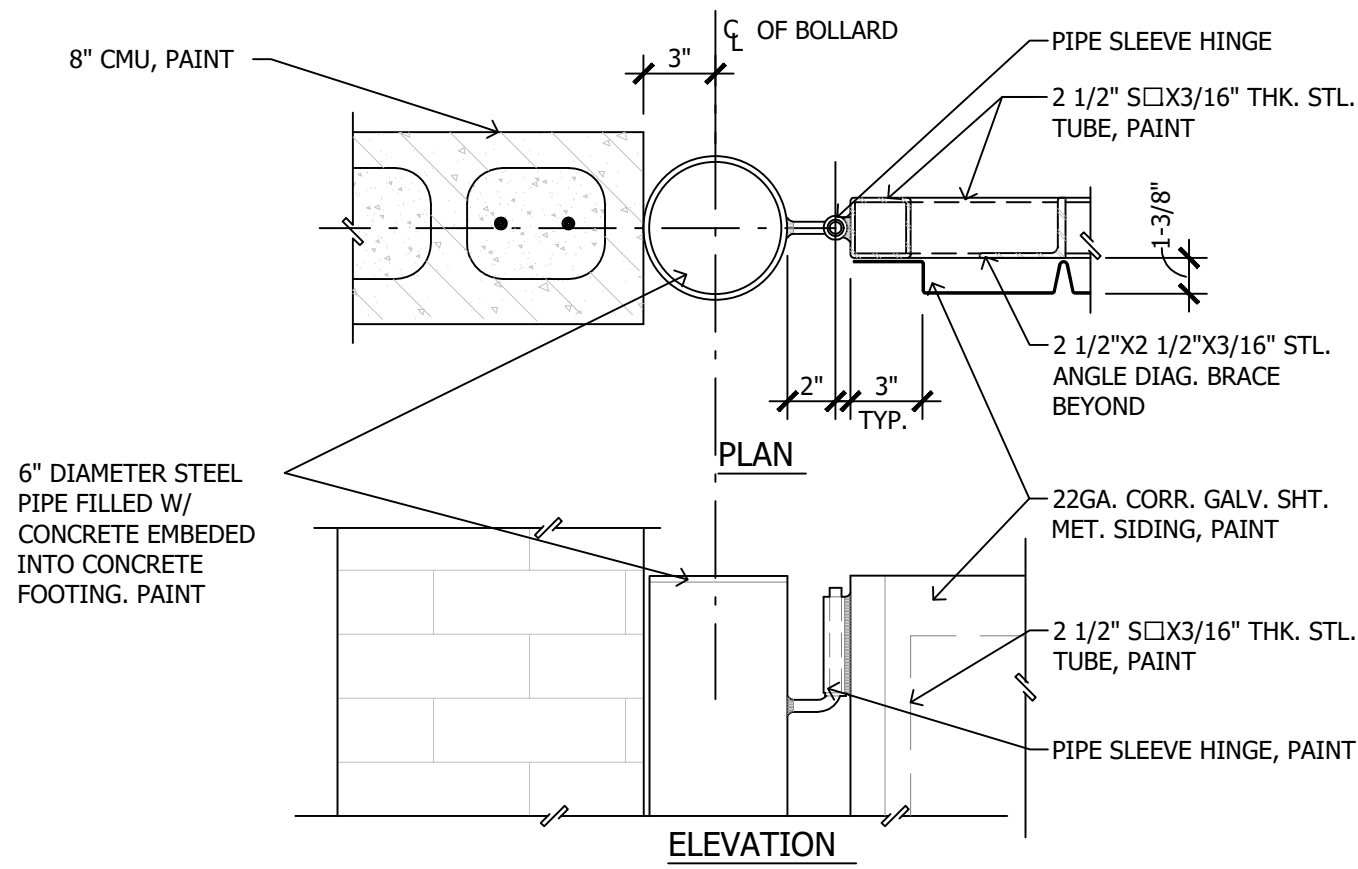
2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" □ 1'-0"



3 TRASH ENCLOSURE SECTION
SCALE: 1/2" □ 1'-0"



4 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" □ 1'-0"



5 GATE SUPPORTS
SCALE: 1-1/2" □ 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE
1	10/20/2020
2	10/20/2020
3	10/20/2020
4	10/20/2020
5	10/20/2020

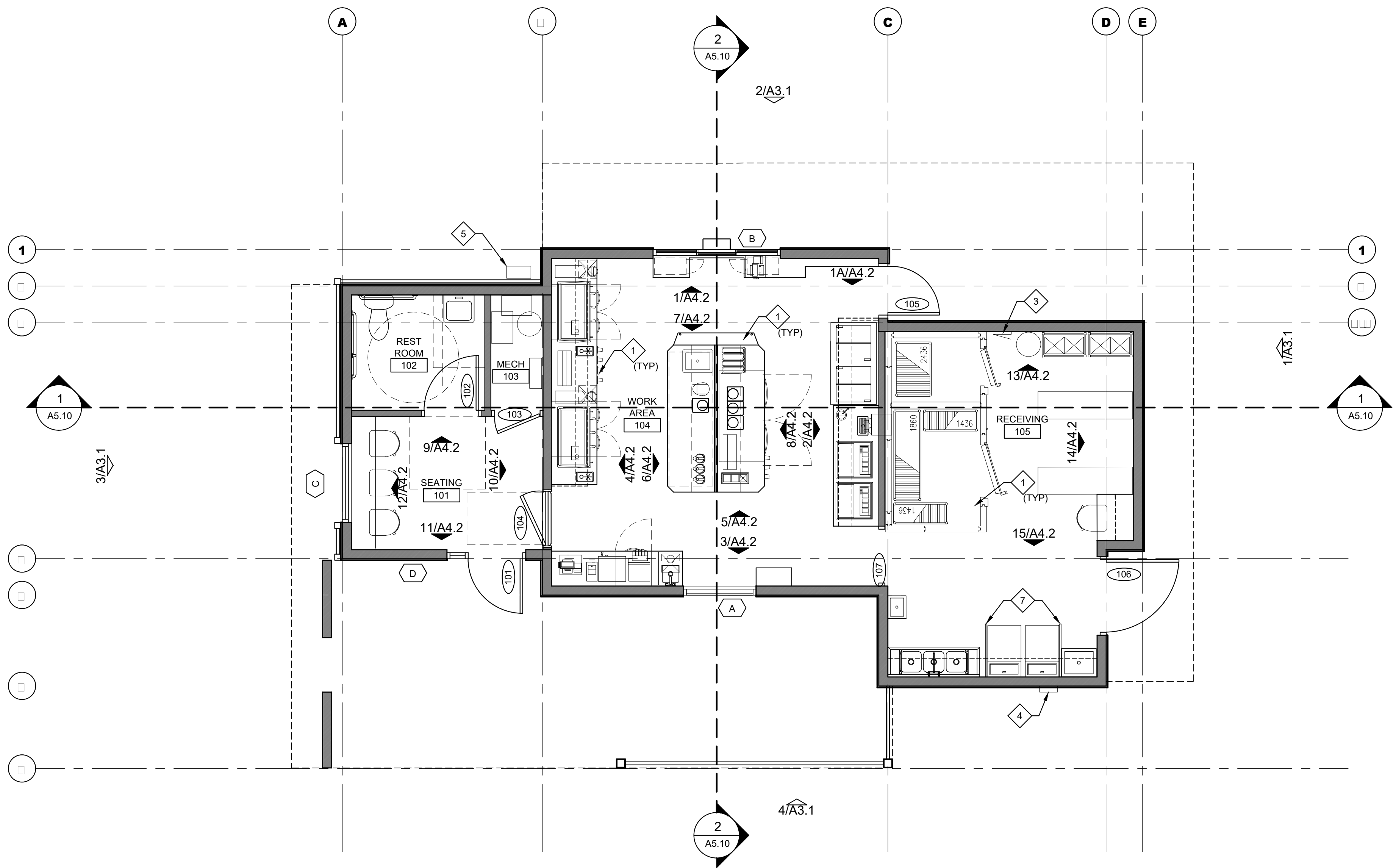
ALC collaborative
1119 E. State Street, Suite 120 - Eagle, ID 83616
208.514.2713

PROJECT FOR: SHANE MURPHY - JAVA ESPRESS
JAVA ESPRESS
585 NORTH MAIN STREET
CLEARFIELD, UTAH

DRAWN BY: JM
CHECKED BY: RF,EA
JOB # 18117
DATE: 10/20/2020

SITE DETAILS

AS1.2



1 **LOOR PLAN**
SCALE: 1/4" = 1'-0"

S ☐ ☐ ☐ ☐

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), UNLESS NOTED OTHERWISE.
- B. ALL DOOR FRAMES AND DOOR/WINDOW ASSEMBLIES ARE TO BE LOCATED 0'-4" FROM FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
- C. CONTRACTOR TO ASSESS AND REVIEW ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- D. CONTRACTOR TO PROVIDE ALL NECESSARY PREPARATIONS AND REMEDIATION TO RECEIVE WORK AND FINISHES.
- E. ALL SIGNAGE IS TO BE COORDINATED WITH OWNER

KEYNOTES

- 1 FURNISHINGS AND EQUIPMENT, SEE EQUIPMENT PLANS ON FS SHEETS
- 2 NOT USED.
- 3 ELECTRICAL PANEL, SEE ELECTRICAL
- 4 ELECTRICAL METER, SEE ELECTRICAL
- 5 GAS METER, SEE PLUMBING
- 6 BOLLARD
- 7 STAINLESS STEEL FINS / PARTITIONS

LEGEND

- NEW WALL
- NEW DOOR, SEE SCHEDULE
- SHEET KEYNOTE

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



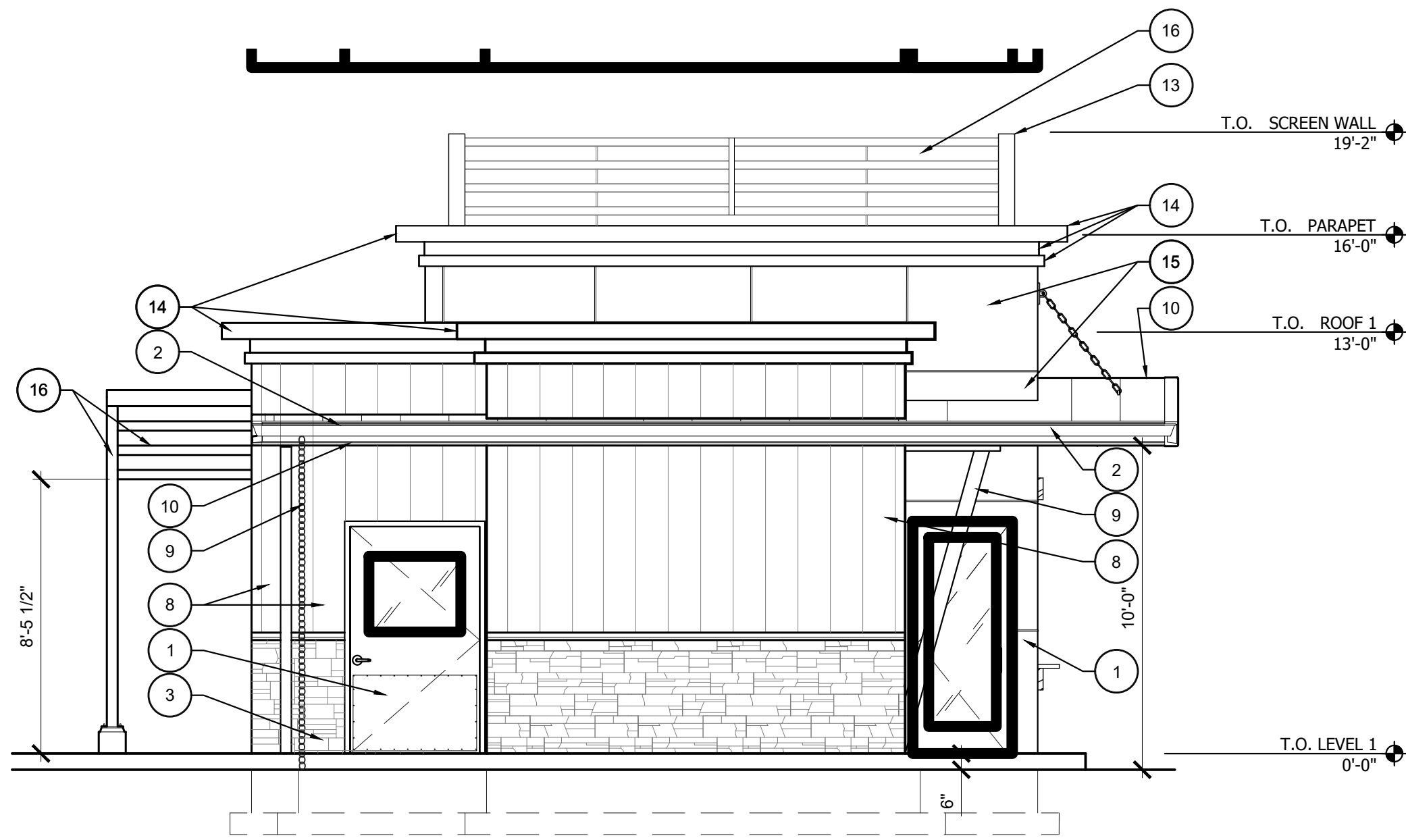
PROJECT FOR: SHANE MURPHY - JAVA ESPRESSO
JAVA ESPRESSO

585 NORTH MAIN STREET CLEARFIELD, UTAH

DRAWN BY: JM
CHECKED BY: RF,EA
JOB # 18117
DATE: 10/20/2020

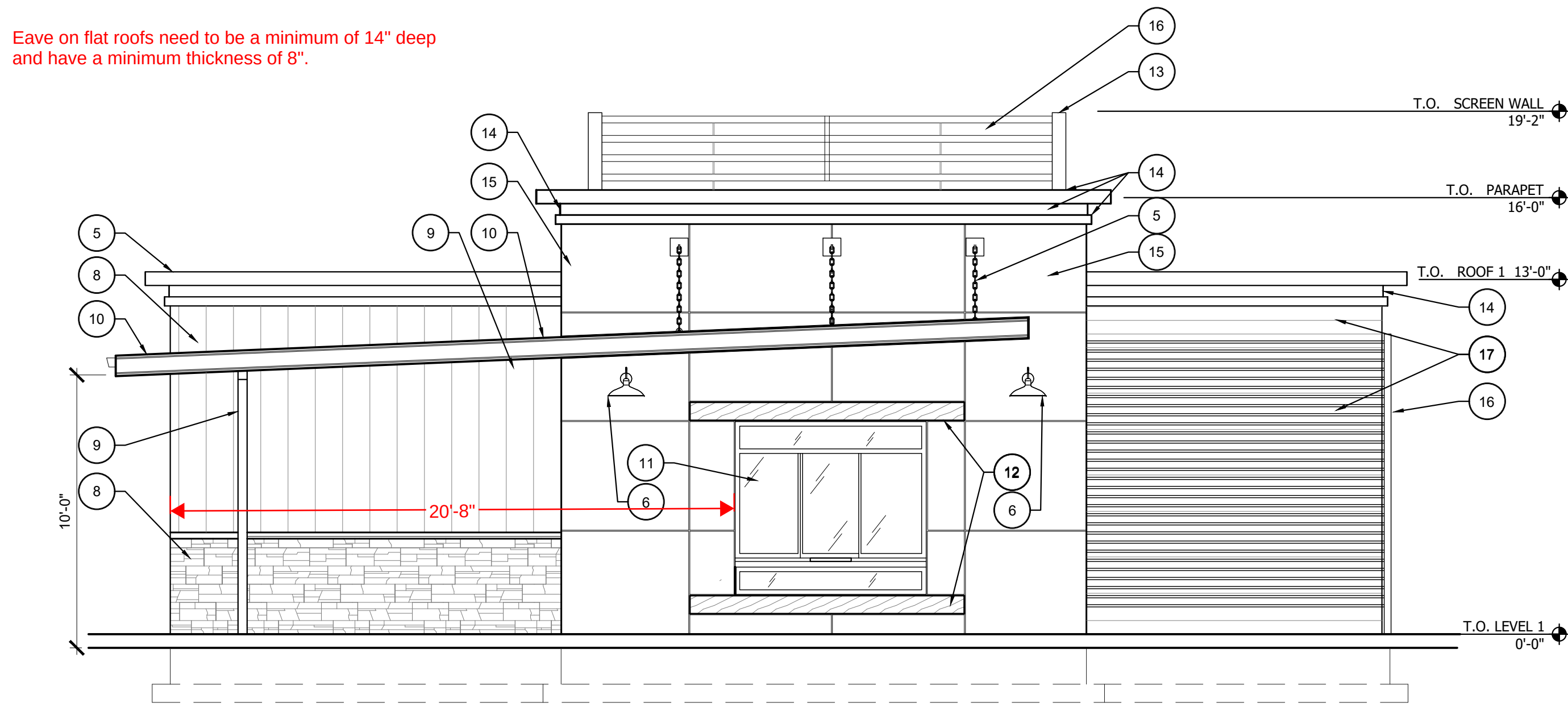
FLOOR PLAN

A1.1



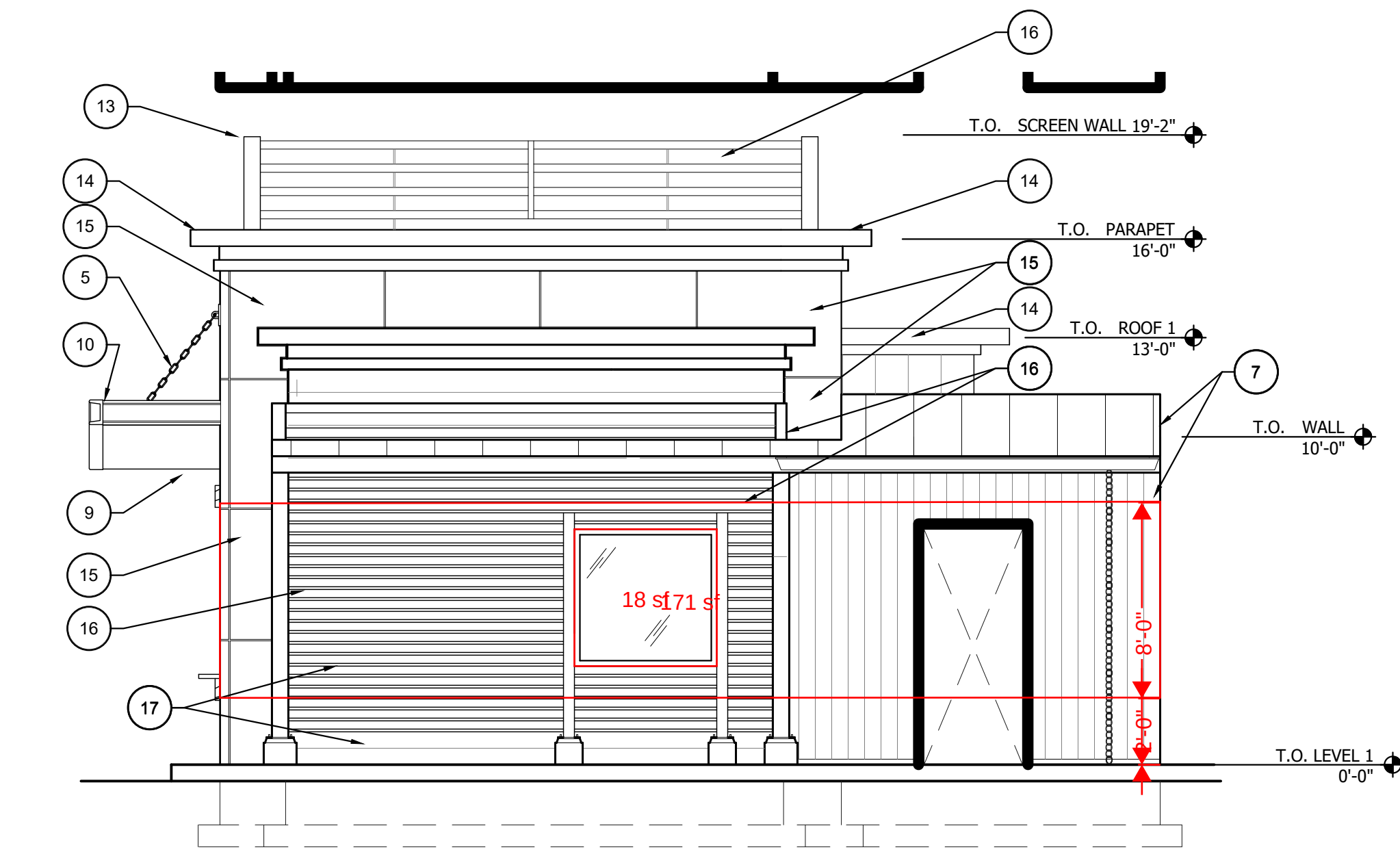
1 EAST EXTERIOR ELEVATION WEST

SCALE: 1/4" = 1'-0"



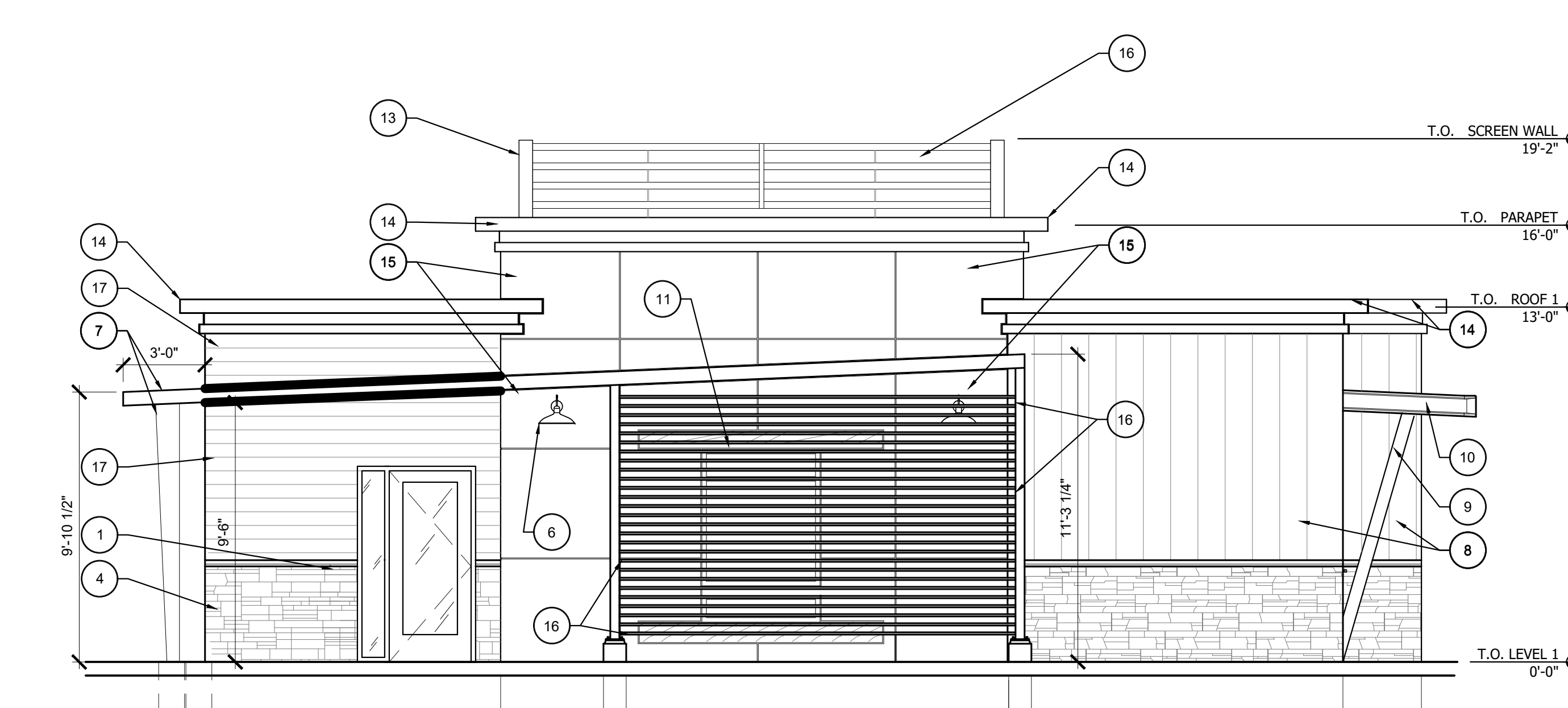
2 NORTH EXTERIOR ELEVATION SOUTH

SCALE: 1/4" = 1'-0"



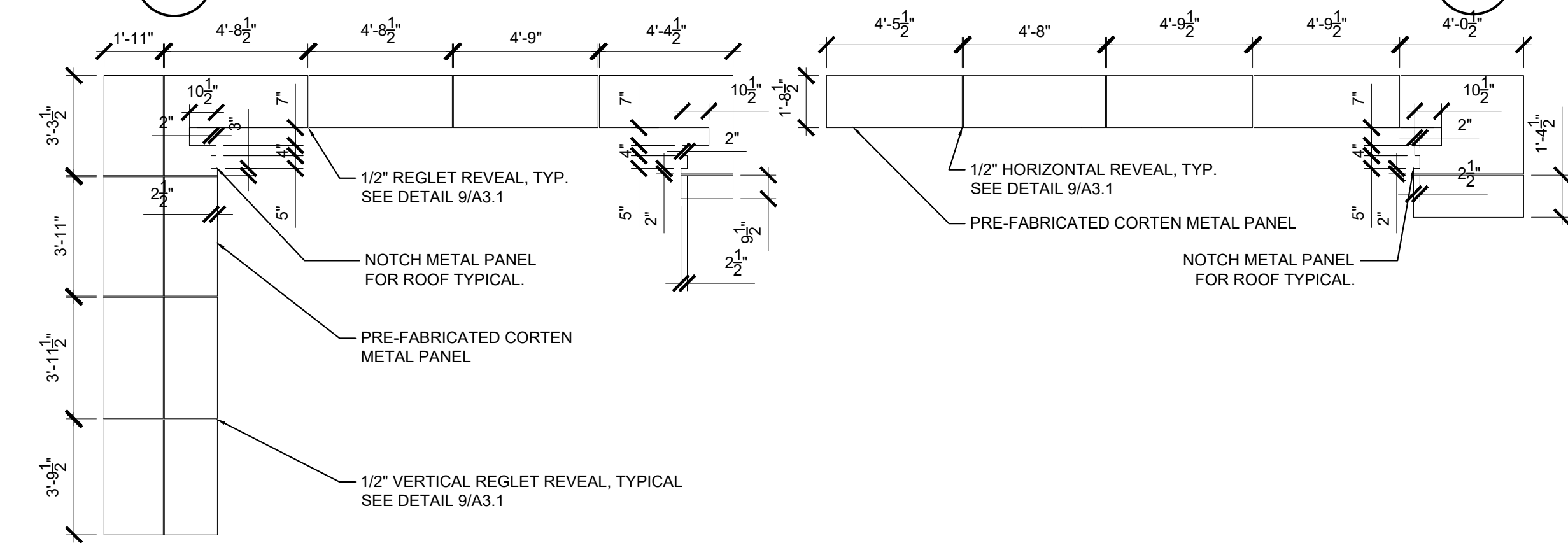
3 WEST EXTERIOR ELEVATION EAST

SCALE: 1/4" = 1'-0"



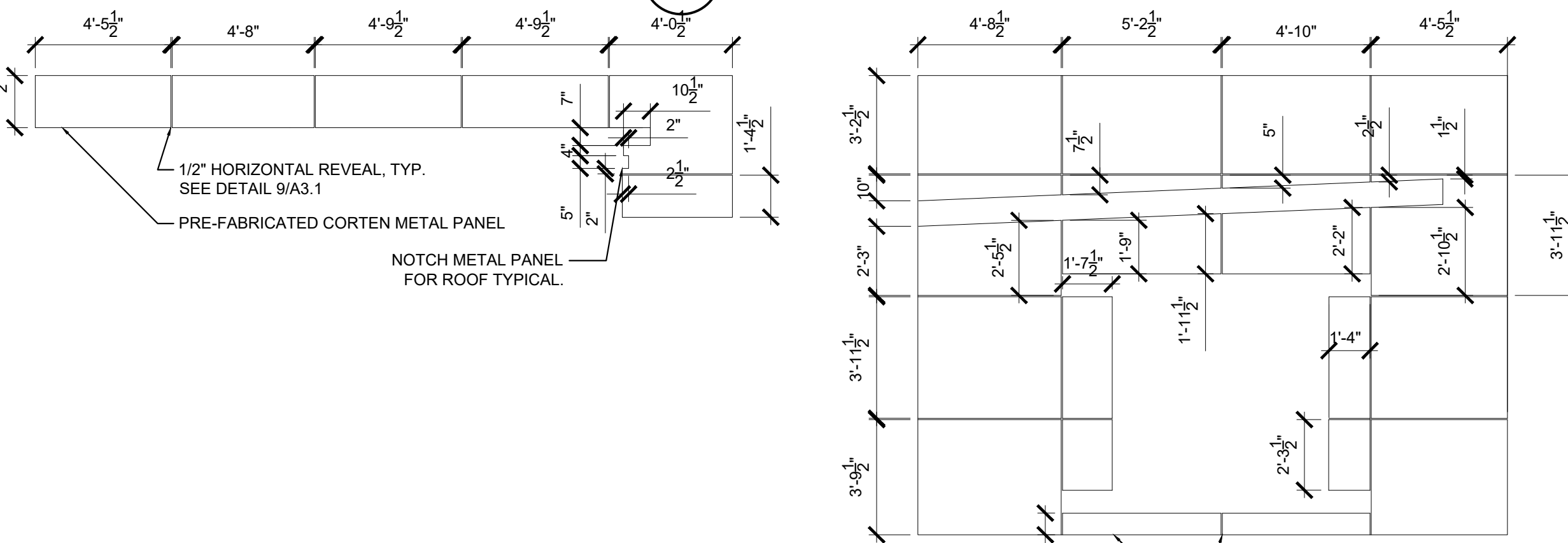
4 SOUTH EXTERIOR ELEVATION NORTH

SCALE: 1/4" = 1'-0"



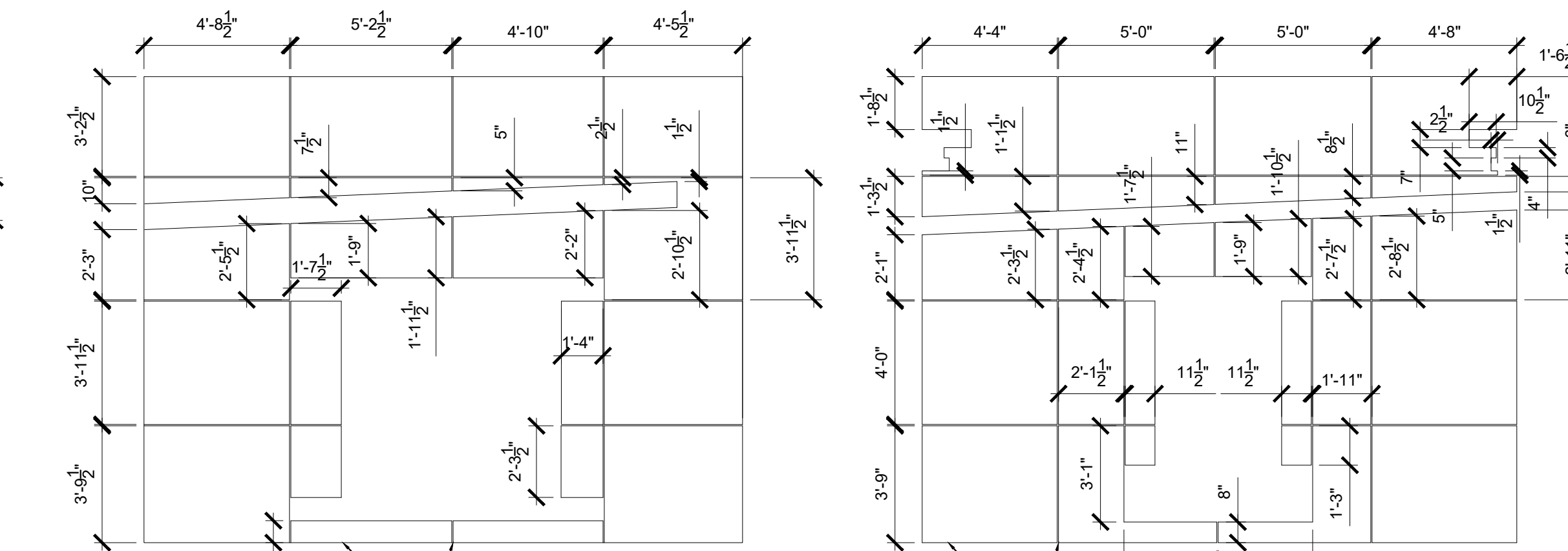
5 NORTH EXT. PANEL ELEVATIONS

SCALE: 1/4" = 1'-0"



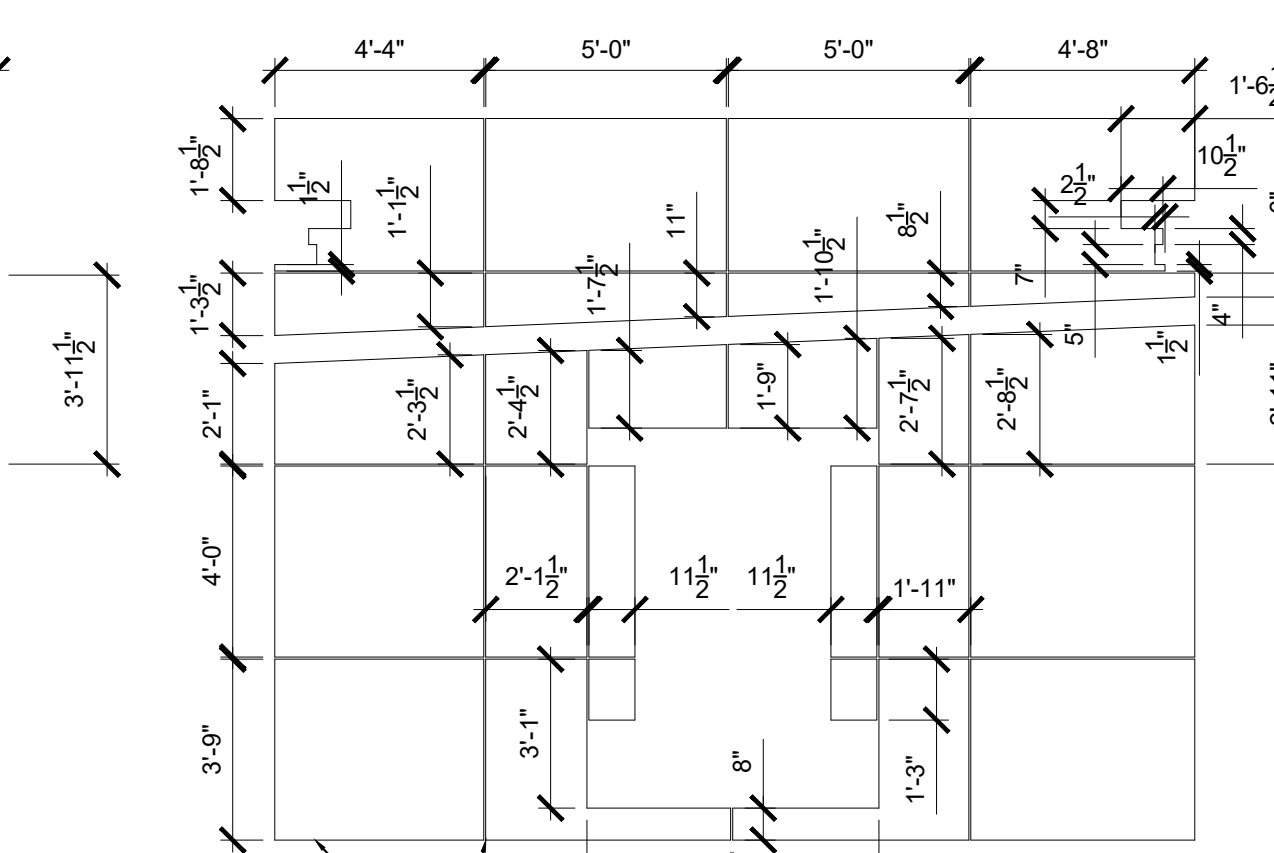
6 SOUTH EXTERIOR PANEL ELEVATIONS

SCALE: 1/4" = 1'-0"



7 EAST EXT. PANEL ELEVATIONS

SCALE: 1/4" = 1'-0"



8 WEST EXT. PANEL ELEVATIONS

SCALE: 1/4" = 1'-0"

KEYNOTES

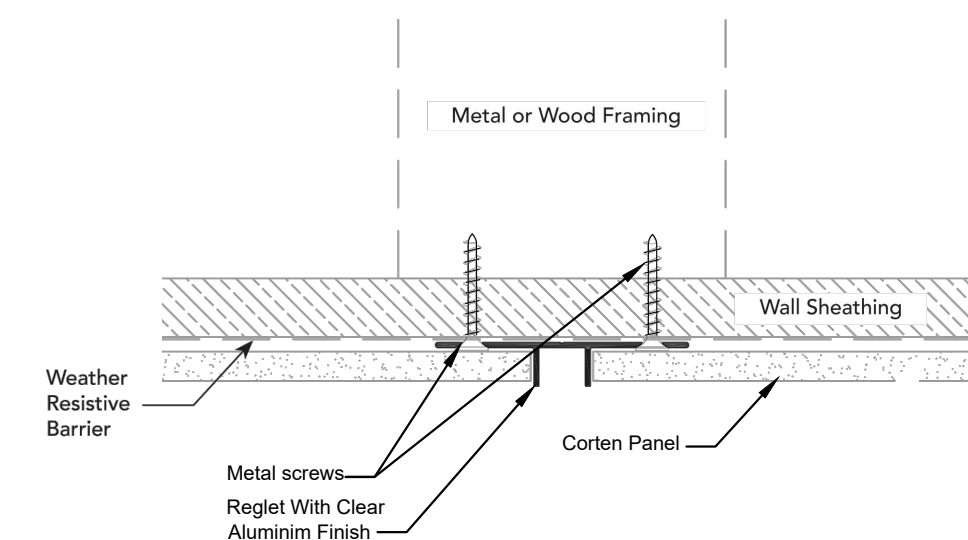
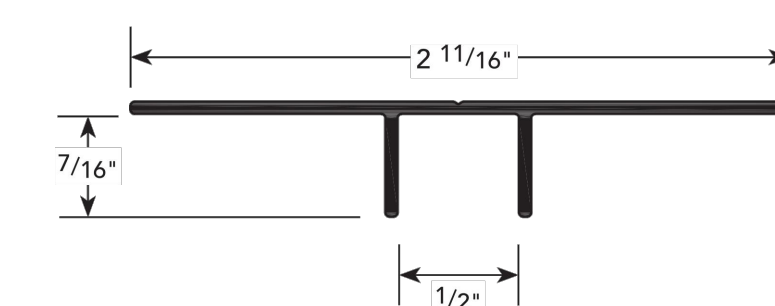
- 1 FRONT & REAR EXTERIOR DOORS - PAINT P-5 - SEE DOOR & WINDOW SCHEDULE.
- 2 GUTTER. SEE ROOF PLAN - GT-1.
- 3 CHAIN DOWNSPOUT ANCHORS TO EYELET IN CONC. BALLAST. GT-1.
- 4 STONE WAINSCOT - CS-1.
- 5 FAUX CHAIN SUPPORTS. PAINTED BLACK - P-4.
- 6 EXTERIOR LIGHTING - SEE ELECTRICAL
- 7 PBR METAL PANEL OVER METAL CANOPY & SLANTED WALL (ALL SIDES WALL, WITH TRIM) R-1 OR W-1.
- 8 VERTICAL CEMENT BOARD SIDING BY WOOD TONE - BW-1.
- 9 FAUX BRACKETS - METAL - PAINTED BLACK - P-4.
- 10 PBR ROOF PANEL OVER METAL CANOPY - COLOR TO MATCH ROOF ON OTHER SIDE - R-1.
- 11 DRIVE/WALK UP WINDOW - SEE WINDOW SCHED.
- 12 WOOD TRIM, 2X8 CEDAR, ANTIQUED W/ S-1
- 13 3" SQUARE METAL TUBE STEEL CANOPY FRAMES & 6" POSTS - BLACK - P-4.
- 14 METAL PARAPET ROOF CAP/COPING PREFINISHED - MCP-1 FIRE ENGINE RED. INSTALL POLAR NEON LIGHTS @ OUTER EDGE UNDER SOFFIT
- 15 24 GAGE CORTEN FLAT SHEET WALL PANEL - WEATHERED, VINTAGE GREY (NON RUST) - MC-1.
- 16 1" HORIZONTAL METAL SQUARE TUBES (PAINTED BLACK - P-4) & COLUMN (3x6")
- 17 PAINTED HARDIE PLANK HORIZONTAL SIDING - PREFINISHED JH40-20 MONTEREY TAUPE - HB-1.

FINISH CALCULATIONS

PS	FINISH	NORTH	SOUTH	EAST	WEST
P	STONE WAINSCOT	9%	13%	20%	0%
P	V. CEMENT B. SIDING	18%	22%	52%	2%
S	CORTEN PANEL	46%	47%	20%	20%
S	PBR MTL PANEL	0%	0%	0%	26%
P	HARDIE PLANK	22%	12%	0%	47%
-	MTL TUBES *	18%	22%	0%	35%
P	GLAZING	5%	6%	8%	5%
P/S TOTAL		54/46	43/57	80/20	54/46

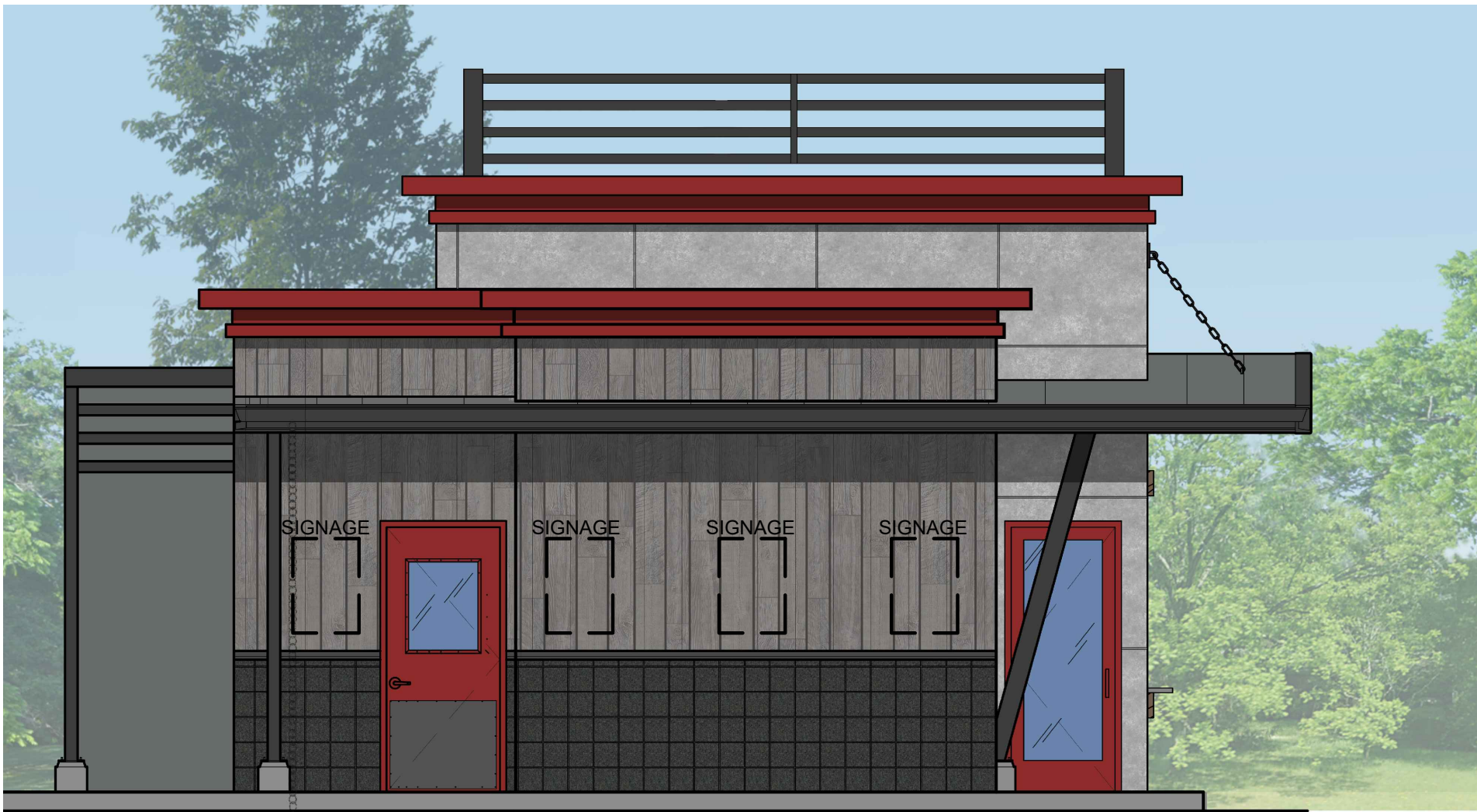
P=PRIMARY
S=SECONDARY
PRIMARY & SECONDARY FINISHES ARE NOTED ACCORDING TO 6.0 BUILDING TYPES, PG. 75, ON FORM BUILD CODE, FEB. 2020

* FINISH ADDED OVER PRIMARY NOT COUNTED IN OVERALL COMPARISON



9 REGLET DETAIL (A28 FCP DT)

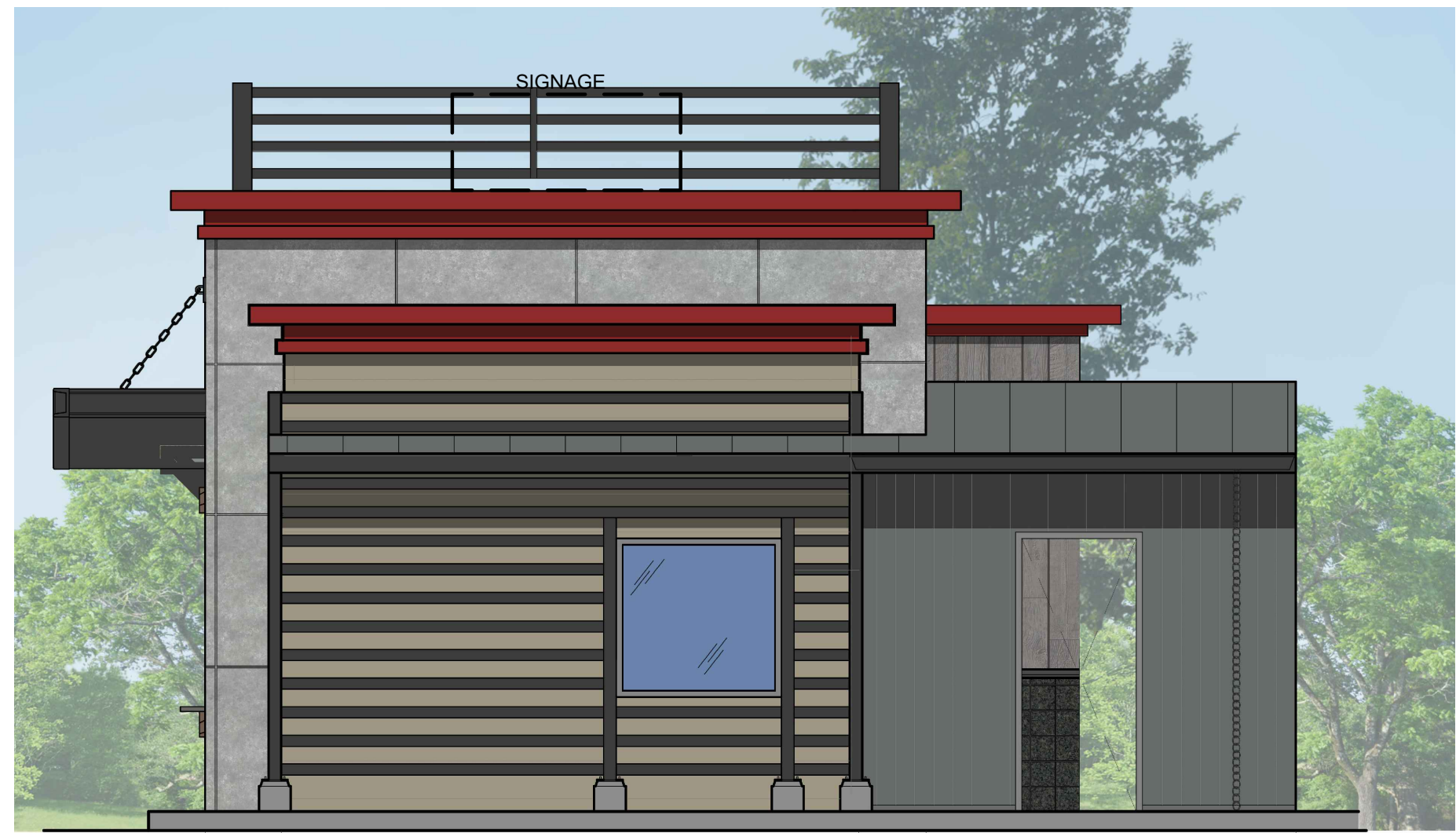
SCALE: NTS



1 **WEST**
EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 **SOUTH**
NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 **EAST**
WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 **NORTH**
SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
1		
2		
3		
4		

ALC collaborative
architecture
1119 E. State Street, Suite 120 - Eagle, ID 83616
208.514.2713

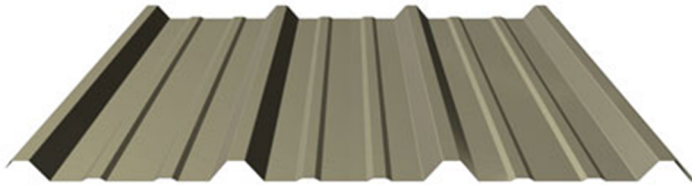
PROJECT FOR: SHANE MURPHY - JAVA ESPRESSO
JAVA ESPRESSO
585 NORTH MAIN STREET
CLEARFIELD, UTAH

DRAWN BY: JM, AB
CHECKED BY: RF, EA
JOB # 18117
DATE: 12/08/2020
BUILDING
ELEVATIONS

Colors/Materials for Java Espresso – Clearfield:

Finishes:

1. PBR Panel: by AEP span or Similar; color slate grey or AEP span standard color.



Cool SLATE GRAY
SRI: 33 • LRV: 12 • GA: 24 & 22

2. Horizontal Hardie plank siding,, Monterey Taupe



MONTEREY TAUPE

Main Exterior

Believe the building materials comply with primary and secondary materials of FBC. Need to to add percentages to plans and call-outs for the location of materials on the building.

3. 24 Gage Corten Panel: Weathered Gray



4. Vertical fiber cement siding: Woodtone, Rustic Series, Panels. Vertical, River Rock



5. Stone: Cultured Stone, Del Mare Ledgestone, Black Isle



Does not match brick
in elevations.

6. Metal Coping and Trim: Fire Engine Red



7. All metal: Tube steel accents, faux brackets, faux chain supports, Metal framing on roof
Painted - SW 6258 Tricorn Black:

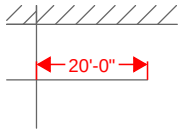


Example building in Burley, Idaho.

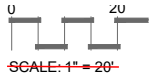


18117 - Java Espresso_Clearfield_DR Set_12-8-20.pdf Markup Summary 12-31-2020

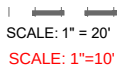
Brad McIlrath, Senior Planner (51)



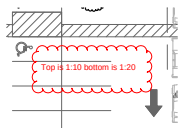
Subject: Length Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 20'-0"
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:34 AM
Status:
Color: ■
Layer:
Space:



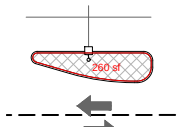
Subject: Line
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:37 AM
Status:
Color: ■
Layer:
Space:



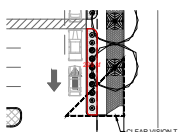
Subject: Text Box
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 SCALE: 1"=10'
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:40 AM
Status:
Color: ■
Layer:
Space:



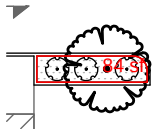
Subject: Text Box
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 Top is 1:10 bottom is 1:20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:43 AM
Status:
Color: ■
Layer:
Space:



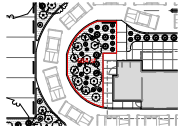
Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 260 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:46 AM
Status:
Color: ■
Layer:
Space:



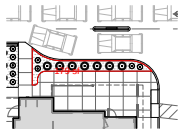
Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 229 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:49 AM
Status:
Color: ■
Layer:
Space:



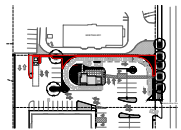
Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 84 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:52 AM
Status:
Color: ■
Layer:
Space:



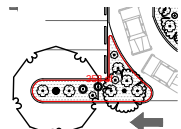
Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 684 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:21:55 AM
Status:
Color: ■
Layer:
Space:



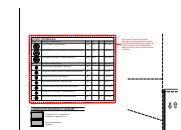
Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 179 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:00 AM
Status:
Color: ■
Layer:
Space:



Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 1,853 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:03 AM
Status:
Color: ■
Layer:
Space:

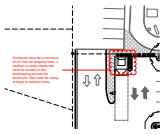


Subject: Area Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1 358 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:06 AM
Status:
Color: ■
Layer:
Space:



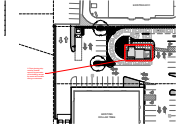
Subject: Cloud+
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:09 AM
Status:
Color: ■
Layer:
Space:

60% of trees must be water wise. Selected from waterwiseplants.utah.gov or conservationgardenpark.org/plants. All shrubs are water wise. Shrubs need to have a minimum size of 5 gallons at time of planting.



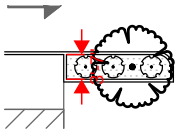
Subject: Cloud+
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:12 AM
Status:
Color: ■
Layer:
Space:

Enclosure must be a minimum of 10' from all property lines. 1 medium or large shade tree must be located in the landscaping around the enclosure. See code for sizing of large or medium trees.



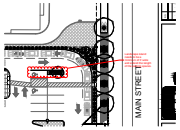
Subject: Cloud+
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:18 AM
Status:
Color: ■
Layer:
Space:

A 5 foot planing strip must be located around the perimeter of the building except for areas with outdoor dining or entrances.



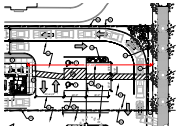
Subject: Length Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:20 AM
Status:
Color: ■
Layer:
Space:

3'-7"



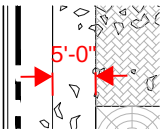
Subject: Cloud+
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:23 AM
Status:
Color: ■
Layer:
Space:

Landscape island needs to be a minimum of 5' wide and extend the length of the parking spaces.



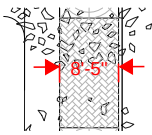
Subject: Length Measurement
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:27 AM
Status:
Color: ■
Layer:
Space:

112'-10"

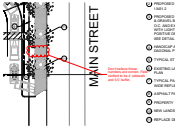


Subject: Length Measurement
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:30 AM
Status:
Color: ■
Layer:
Space:

5'-0"

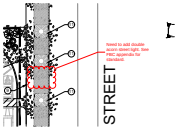


Subject: Length Measurement
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20 8'-5"
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:35 AM
Status:
Color: ■
Layer:
Space:



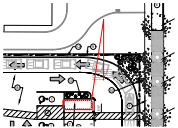
Subject: Cloud+
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:39 AM
Status:
Color: ■
Layer:
Space:

Don't believe these numbers are correct. Field verified to be 4' sidewalk and 5.5' buffer.



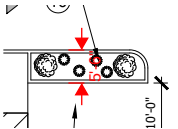
Subject: Cloud+
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:41 AM
Status:
Color: ■
Layer:
Space:

Need to add double acorn street light. See FBC appendix for standard.

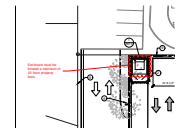


Subject: Cloud+
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:44 AM
Status:
Color: ■
Layer:
Space:

Only required to have one ADA space. Need to provide landscape island required by FBC. Recommend 9' wide landscape island to avoid aeration system.



Subject: Length Measurement
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20 5'-6"
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:47 AM
Status:
Color: ■
Layer:
Space:

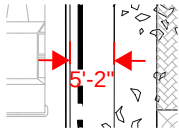


Subject: Cloud+
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:50 AM
Status:
Color: ■
Layer:
Space:

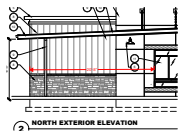
Enclosure must be located a minimum of 10' from property lines.



Subject: Text Box
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20 Need to install 1 bike rack.
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:54 AM
Status:
Color: ■
Layer:
Space:



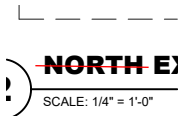
Subject: Length Measurement
Page Label: [1] 18117A-AS1.1-Clearfield Utah Site-10-15-20 5'-2"
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:22:57 AM
Status:
Color: ■
Layer:
Space:



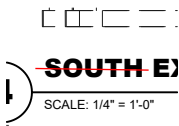
Subject: Length Measurement
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 20'-8"
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:00 AM
Status:
Color: ■
Layer:
Space:

SOUTH

Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 SOUTH
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:03 AM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:06 AM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:09 AM
Status:
Color: ■
Layer:
Space:

N NORTH

4'-10" 4'-5 1/2"

Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 NORTH
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:13 AM
Status:
Color: ■
Layer:
Space:

WEST E
SCALE: 1/4" = 1'-0"

Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:16 AM
Status:
Color: ■
Layer:
Space:

EAST E
SCALE: 1/4" = 1'-0"

Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:18 AM
Status:
Color: ■
Layer:
Space:

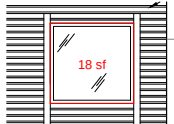
N WEST

Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 WEST
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:21 AM
Status:
Color: ■
Layer:
Space:

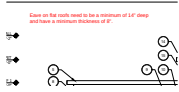
N EAST

4'-5 1/2"

Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 EAST
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:24 AM
Status:
Color: ■
Layer:
Space:

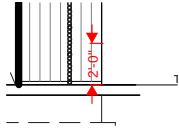


Subject: Area Measurement
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 18 sf
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:27 AM
Status:
Color: ■
Layer:
Space:



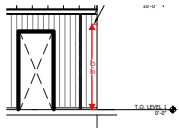
Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:30 AM
Status:
Color: ■
Layer:
Space:

Eave on flat roofs need to be a minimum of 14" deep and have a minimum thickness of 8".



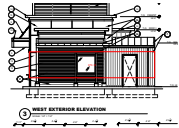
Subject: Length Measurement
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:33 AM
Status:
Color: ■
Layer:
Space:

2'-0"



Subject: Length Measurement
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:36 AM
Status:
Color: ■
Layer:
Space:

8'-0"



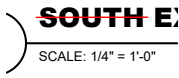
Subject: Area Measurement
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:39 AM
Status:
Color: ■
Layer:
Space:

171 sf



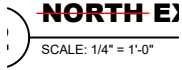
Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:42 AM
Status:
Color: ■
Layer:
Space:

SCALE: 1/4" = 1'-0"



Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:45 AM
Status:
Color: ■
Layer:
Space:

SCALE: 1/4" = 1'-0"



Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:48 AM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:52 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:56 AM
Status:
Color: ■
Layer:
Space:

SOUTH



Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:23:59 AM
Status:
Color: ■
Layer:
Space:

NORTH



Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:24:02 AM
Status:
Color: ■
Layer:
Space:

WEST



Subject: Text Box
Page Label: [1] 18117A-A3.1-Building Elevations-A3.1 (2)
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:24:05 AM
Status:
Color: ■
Layer:
Space:

EAST

SP
Believe the building materials comply with primary and secondary materials of FBC. Need to to add percentages to plans and call-outs for the location of materials on the building.

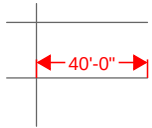
Subject: Text Box
Page Label: 9
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:24:07 AM
Status:
Color: 
Layer:
Space:

Believe the building materials comply with primary and secondary materials of FBC. Need to to add percentages to plans and call-outs for the location of materials on the building.



Subject: Cloud+
Page Label: 10
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:24:11 AM
Status:
Color: 
Layer:
Space:

Does not match brick in elevations.



Subject: Length Measurement
Page Label: [2] 20-1855 L100 AR Landscape Plan-L1.1
Author: Brad McIlrath, Senior Planner
Date: 12/31/2020 9:24:14 AM
Status:
Color: 
Layer:
Space:

40'-0"

21 December 2020

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Java Express**
Subj: Review #1

Dear Brad,

Attached is our review of the “Preliminary Plans” of the above referenced Site Improvement Drawings for your consideration. The following comments will need to be addressed prior to our recommended approval.

General Notes:

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

Improvement Drawings:

1. Notes need to be placed on the Site Plan Improvement Drawings indicating 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.
2. The “Grading Plan” will need to be prepared and submitted for review.
3. A “Geotechnical Report” needs to be prepared and submitted for review. The prior geotechnical review for the “Dollar Tree” may be updated, signed by the geotechnical engineer and submitted for review.

4. A "Storm Water Plan" must be prepared and submitted for review. All storm water must be collected and then filtered prior to discharge into the existing underground storage basin on the westerly side of the existing "Dollar Tree" building. All collection boxes and piping facilities will need to be shown on the drawings.
5. A "Storm Water Maintenance Plan" needs to be prepared for this site and submitted for review.
6. A "Utility Plan" needs to be submitted for review. All utilities need to be designed and shown on the drawings. All irrigation facilities must be connected to the City culinary water system via a reversed flow, double-check backflow device.
7. The "Storm Water Pollution and Prevention Plan" (SWPPP) and associated "Best Management Practices" – BMP will need to be prepared and submitted.
8. Details of all improvements need to be placed in the drawings, i.e., water meter, sewer clean-outs, manholes, culinary water and sanitary sewer connections to the City main line, storm water collection facilities, roof drains, pavement thickness per the geotechnical report, curb & gutter, waterways, etc.

Should you have any questions, feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson", with a stylized flourish at the end.

N. Scott Nelson, P.E., S.E.

City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent
Jared Justensen, EIT., Community Services Engineer



From the Desk of
Deputy Chief John Taylor
NORTH DAVIS FIRE DISTRICT
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Java Express

DATE: December 17, 2020

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. A set of architectural plans and an application and plan review fee are required prior to issuance of the building permit
2. There are no further questions or concerns with this project.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.