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, June 2nd, 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.

Due to the COVID-19 Pandemic, one or more Planning Commissioners may attend the meeting electronically through Zoom.

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

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

- February 3, 2021
- February 17, 2021

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **ZTA 2021-040034,** a zoning text amendment request by David Clayton with Modal Services, LLC to amend zoning regulations relating to assisted living facilities in Clearfield City and within the C-1 (Commercial) Zone specifically. **Staff:** Brad McIlrath **(Legislative Action).**
2. Public Hearing, Discussion and Possible Action on **GPA 2021-050035,** a general plan amendment request by John Warnick with Destination Homes to change the designation for the subject properties from Commercial to Residential. **Location:** 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). **Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**
3. Public Hearing, Discussion and Possible Action on **RZN 2021-050035,** a zoning map amendment request by John Warnick with Destination Homes to rezone the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential). **Location:** 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). **Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**

Non-Public Hearings

4. Discussion and Possible Action on **SP 2021-040081**, a site plan amendment request by Emily Haltli with Haltli's Haven Childcare to amend the previously approved site plan to construct a playground for a daycare facility at the subject location. **Location:** 458 East 700 South (TIN: 15-011-0003). **Parcel Area:** 0.74 Acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

DISCUSSION ITEMS

1. Staff Discussion
2. Planning Commissioner's Minute
3. Staff Communications
    a. Upcoming Code and Planning Items:
        i. North Davis County Active Transportation Implementation Plan
        ii. Industrial Landscaping Standards
        iii. Form-based Code Revisions
        iv. Building Design Standards – HB 98 Response
        v. Accessory Dwelling Units – HB 82 Response

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

Dated this 27th day of May 2021.
/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.

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 2nd, 2021**

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 2021-040034,** a zoning text amendment request by David Clayton with Modal Services, LLC to amend zoning regulations relating to assisted living facilities in Clearfield City and within the C-1 (Commercial) Zone specifically. **Staff:** Brad McIlrath **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2021-040034** to the City Council, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 Zone and to change the definition as proposed by the applicant with amendments made by staff.

This recommendation is based upon the information and findings outlined in this report. As the advisory body to the Clearfield City Council, the Planning Commission may also forward a recommendation of approval, denial, or move to table the decision as presented below in the Planning Commission Recommendation Options, based upon the Commission's careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS

Following careful consideration of the information included in this report the commission may choose to forward the following recommendations:

1. **Move to recommend approval of ZTA 2021-040034** to the City Council, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 Zone and to change the definition as proposed by the applicant with amendments made by staff.
2. **Move to recommend denial of ZTA 2021-040034** to the City Council, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 Zone and to change the definition as proposed by the applicant with amendments made by staff.
3. **Move to table ZTA 2021-040034** to request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above such as a modified recommendation of approval.

BACKGROUND & ANALYSIS

The applicant is requesting approval for a zoning text amendment to change the definition for "Assisted Living Facility" and allow this type of facility as a conditional use in the C-1 (Commercial) Zone. As stated in the application materials, "the current definition (for assisted living facility) under the city ordinance could

potentially by misconstrued to allow for "Independent Living Facilities." An independent living facility would be an apartment building for seniors but not a licensed care facility with the Utah State Department of Facility Licensing which an assisted living facility or nursing home would be. As shown below, Clearfield City Code only differentiates between assisted living facilities and nursing or rest home facilities in how occupants are able to respond to an emergency situation.

> ASSISTED LIVING FACILITY: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. **The occupants are capable of responding to an emergency situation without physical assistance from staff.** This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".
>
> NURSING OR REST HOME: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. **The occupants are not capable of responding to an emergency situation without physical assistance from staff.** This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".

With a growing population in every demographic age level, it is important to ensure that our communities can meet the needs of the aging generations just as much as it is to address the needs of the rising generations. As communities continue to plan for their residents the concept of "aging in place" is one that advocates for allowing persons to stay within his/her living environment despite physical or mental decline which may occur with the process of aging. This does not necessarily mean that they stay in the same residence, but that they are able to stay within their community. Much of the aging generations are able to care for themselves but simply need assistance with what is called "activities of daily living."

"Activities of Daily Living" are divided into two subcategories; 1) Activities of Daily Living (ADLs), which are everyday activities such as bathing, grooming, eating, toileting, and dressing; and 2) Instrumental Activities of Daily Living (IADLs), which is assistance with day-to-day tasks such as preparing meals, shopping, managing money, taking medication, and housekeeping. Unlike a senior apartment/independent living facility, an assisted living facility is a state-licensed facility that offers services that include meals, laundry, housekeeping, medication reminders, and assistance with ADLs and IADLs. Most assisted living facilities do provide a level of nursing care but that is much less intensive and is generally one to two steps below skilled nursing or rest home level of care. Alternatively, a nursing or rest home (aka Skilled Nursing Facility) is also licensed by the state but provides 24-hour nursing care and activities for convalescent residents with chronic and/or long-term care illnesses.

As stated previously, the applicant is proposing the following changes to further differentiate an assisted living facility from a nursing or rest home and independent living facilities (aka senior apartments).

APPLICANT PROPOSAL

The applicant proposes the following ordinance changes:

A. TITLE 11, CHAPTER 11, ARTICLE A, SECTION 11-11A-3: CONDTIONAL USES:
The following buildings, structures, and uses of land shall be allowed in the C-1 commercial zone upon compliance with the requirements set forth in this code an upon obtaining a conditional use permit as specified in chapter 4 of this title:

> Behavior, drug, or alcohol treatment facilities.
> Churches.
> Colleges and universities.

Convalescent facilities.
Daycare facilities.
Hospitals.
Nursing or rest homes.
Assisted living facility.
Preschools, commercial.
Public uses.
Schools.
Specialized schools.
Vocational and technical training facilities.

B. TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSISTED LIVING FACILITY: A building or structure, or portion thereof meeting the following description: ~~, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are capable of responding to an emergency situation without physical assistance from staff. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".~~

Assisted living is described as an arrangement where an individual(s) is/are assisted in the "Activities of Daily Living" in a custodial setting. The Activities of Daily Living are those actions or endeavors which are part of an individual's normal routine and which allow him or her to remain functioning independently in a home type environment. Assisted Living activities/services may include: supervision, bathing, dressing, eating, ambulation, recreation, socialization, medication reminders, grooming, personal hygiene, medical and other appointments, clothes washing, and so forth.

Assisted Living Facility An "Assisted Living Facility" is a structure wherein 'assistance' in the activities of daily living are provided by professional staff with the goal of helping the resident population maintain as much **"Life Independence"** as might be possible. An Assisted Living Facility must be licensed by the Utah State Department of Health and is classified as a **Healthcare Facility.** When the licensed capacity exceeds 17 beds (in one structure), an Assisted Living Facility is also classified as an I-Occupancy per the International Building Code (IBC). An Assisted Living Facility **does not provide either Medical or Nursing Services on a 24 hour basis,** but rather may provide those services by independent outside consultants on an "as needed" or consulting basis. **Residents needing Nursing or Medical services on a 24 hour basis may not be admitted to or remain residing in an Assisted Living Facility.**

Site and Physical Structure of an Assisted Living Facility may be as follows:

Site.

Assisted Living Facilities my be comprised of one or more structures on a single site or contiguous parcels. Assisted Living Structures that provide services to more than 17 residents must be built to comply to (IBC) Institutional Occupancy Standards.

Structural Components.

Assisted Living Facilities may be composed of Private rooms, Semi-Private rooms or Apartments. Each room or apartment must be equipped with a kitchen or kitchenette, assemble toileting and bathing, the means for providing privacy, storage space(s), and room for personal furniture that the resident may want to bring from home.

Resident Qualifications.

Where apartments are provided, couples may occupy an apartment. **One spouse of each couple must qualify as a "resident" and require Assistance in the Activities of Daily Living.** The other spouse may be continued the pursuit of normal live activities, going to work, professional endeavors, etc., while the facility staff look after the spouse needing custodial care or supervision. Residents of Assisted Living Facilities are typically seniors. Children are not allowed other than for normal visitation.

Parking.

Residents occupying private and semi-private rooms typically no longer drive. One spouse of those couples occupying the apartments may still drive. While parking is typically a local zoning decision, we suggest: one space per each 3 private or semi-private rooms on one space for each apartment, plus one space for each staff member on the busiest shift.

STAFF PROPOSED STANDARDS

In addition to learning the differences between assisted living facilities and nursing or rest home (skilled nursing facilities), staff has recognized the need to also define other types of facilities that include these serves as well as what constitutes a senior housing or apartment facility. Those other definitions such as a, "Continuing Care Retirement Community (CCRC)," "Independent Living or Senior Apartment," and "Skilled Nursing Facility" may be important to add to the city code following further research and analysis of those different facilities. There is an ongoing need to make updates to our ordinance that better reflect and accommodate the demands we see in our community. Staff supports the addition of assisted living facilities to the to the C-1 Zone either as a permitted or a conditional use as proposed by the applicant. In addition to adding this as an allowed use in the C-1 Zone, it may be worth looking at the C-2 Zone and other commercial zones to determine the need for assisted living in those areas. Following review of the applicant proposal and other municipal and industry standard definitions (see attachments), Staff proposes the following alternative definition for an assisted living facility.

TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSITED LIVING FACILITY: A congregate residential facility for elderly persons who receive assiststance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). The facility is licensed with the State of Utah and provides services that may include but are not limited to meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreational activities, hairdressing, and other services allowed by the state license. ~~building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age.~~ The occupants are generally capable of responding to an emergency situation without physical assistance from staff. An assisted living facility may be comprised of one or more buildings on a single site or contiguous parcels. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".

PUBLIC COMMENT

Public notice was placed in the newspaper on May 23, 2021, on the State of Utah public notice website, and on the City's website. No public comment has been received to date.

GENERAL FINDINGS

Zoning Ordinance Text Amendment
Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

	Review Consideration	Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The proposed amendments are in accordance with the General Plan which encourages continual evaluation and modifications to adopted ordinances as circumstances require.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	With changes in local and national markets and the desire to provide "aging in place" for our residents, it is necessary to allow assisted living as a conditional use in the C-1 Zone and modify the definition to more clearly articulate what type of facility it is.

FINDINGS & CONCLUSION

Based upon a review of the existing and proposed ordinance standards Staff concludes the following:

1. Assisted living facilities are an appropriate use in the C-1 Zone with like uses such as nursing or rest homes, and medical offices as allowed uses.
2. It is necessary to update the City Code to address current needs for senior housing and care facilities in Clearfield.
3. Assisted living facilities provide a service that is less intense than a nursing or rest home but necessary to assist individuals with activities of daily living.
4. Assisted living facilities are state licensed facilities that and are a commercial congregate residential facility not a senior apartment facility.
5. Allowing assisted living facilities as a conditional use in the C-1 Zone will help support "aging in place" for residents in the community.

ATTACHEMENTS

1. Applicant Text Amendment Narrative
2. Assisted Living Definitions – Staff Research
3. Senior Housing and Care Glossary of Terms – Staff Research

Modal Services, LLC
132 S. State St
Salt Lake City, UT 84111
Phone: 801.413.4268
E-Mail: david@livemodal.com Web: http://www.livemodal.com

Proposed Text Amendment Narrative

To:	Clearfield City Planning Department
From:	David Clayton, AIA
CC:	
Date:	April 20, 2021
Re:	Clearfield Assisted Living

To the Staff of Clearfield City Planning Department:

This document is intended to provide supporting documentation for the proposed zoning ordinance text amendment that would affect the parcel ID #'s: 090220167 and 090220166.

The legal description for 090220167:

BEG AT THE SE COR OF LOT 180, VAHALLA ESTATES NO. 5 SUB, SD PT BEING ON THE N LN OF 1450 SOUTH STREET & BEING S 0^06'05" W 1259.17 FT ALG THE SEC LN & E 1917.52 FT FR THE W 1/4 COR OF SEC 7-T4N-R1W, SLM, & RUN; TH N 0^31'30" E 345.04 FT ALG THE E LN TO AN ANGLE PT IN THE E LN OF SD VALHALLA ESTATES NO. 5 SUB; TH N 8^13'15" W 328.82 FT ALG THE E LN TO AN ANGLE PT IN THE E LN OF SD VALHALLA ESTATES NO. 5 SUB; TH N 0^31'30" E 59.93 FT ALG THE E LN TO THE NE COR OF LOT 188, OF SD VALHALLA ESTATES NO. 5 SUB, SD PT ALSO BEING ON THE S LN OF VALHALLA ESTATES NO. 7 SUB; TH S 89^33'19" E 279.79 FT ALG THE S LN TO THE W'LY LN OF 1300 SOUTH STREET AS PLATTED ON SD VALHALLA ESTATES NO. 7 SUB; TH S 34^28'41" E 73.84 FT, (S 34^42'22" E 73.84 FT BY DEED); TH SE'LY 58.42 FT ALG THE ARC OF A 38.50 FT RAD CURVE TO THE LEFT, (CENTER BEARS N 55^31'19" E & LC BEARS S 77^57'03" E 52.98 FT, WITH A CENTRAL ANGLE OF 86^56'43", (CENTRAL ANGLE 86^56'31" BY DEED); TH S 0^16'51" W 166.43 FT; TH N 89^33'19" W 60.00 FT; TH S 0^16'51" W 146.37 FT; TH S'LY 70.52 FT ALG THE ARC OF A 9970.00 FT RAD CURVE TO THE RIGHT, (CENTER BEARS N 89^43'09" W & LC BEARS S 0^29'01" W 70.52 FT, WITH A CENTRAL ANGLE OF 0^24'19"); TH S 0^41'10" W 24.82 FT; TH S 89^24'59" E 60.00 FT; TH S 0^41'10" W 247.04 FT TO THE N LN OF 1450 SOUTH STREET; TH S 89^49'32" W 324.70 FT ALG THE N LN OF 1450 SOUTH STREET TO THE POB. CONT 5.24 ACRES

The legal description for 090220166:

BEG AT A PT S 0^06'05" W 1010.55 FT ALG THE SEC LN & E 2184.74 FT FR THE W 1/4 COR OF SEC 7-T4N-R1W, SLM, & RUN; TH N 0^41'10" E 24.82 FT; TH N'LY 70.52 FT ALG THE ARC OF A 9970.00 FT RAD CURVE TO THE LEFT, (CENTER BEARS N 89^18'50" W & LC BEARS N 0^29'01" E 70.52 FT, WITH A CENTRAL ANGLE OF 0^24'19"); TH N 0^16'51" E 146.37 FT; TH S 89^33'19" E 199.92 FT; TH S 0^31'24" W 242.19 FT; TH N 89^24'59" W 199.32 FT TO THE POB. CONT 1.11 ACRES

Proposed Text Amendment:

The following section under Chapter 11, Article A concerning Commercial Zone (C-1) shall be amended to read:

SECTION 11-11A-3: CONDITIONAL USES:

The following buildings, structures, and uses of land shall be allowed in the C-1 commercial zone upon compliance with the requirements set forth in this code and upon obtaining a conditional use permit as specified in chapter 4 of this tltle:

Behavior, drug, or alcohol treatment facilities.

Churches.

Colleges and universities.

Convalescent facilities.

Daycare facilities.

Hospitals.

Nursing or rest homes.

Assisted Living Facilities

Preschools, commercial.

Public uses.

Schools.

Specialized schools.

Vocational and technical training facilities. (Ord. 2009-36, 11-24-2009; amd. Ord. 2010-06, 1-26-2010; Ord. 2011-08, 8-23-2011; Ord. 2014-16, 7-8-2014)

The following section under Chapter 3, Section 11-3-3: TERMS DEFINED shall be amended to read:

ASSISTED LIVING FACILITY: A building or structure, or portion thereof, meeting the following description:

Assisted Living is described as an arrangement where an individual(s) is/are assisted in the "Activities of Daily Living" in a custodial setting. The Activities of Daily Living are those actions or endeavors which are part of an individual's normal routine and which allow him or her to remain functioning independently in a home type environment. Assisted Living activities/services may include: supervision, bathing, dressing, eating, ambulation, recreation, socialization, medication reminders, grooming, personal hygiene, medical and other appointments, clothes washing, and so forth.

Assisted Living Facility An "Assisted Living Facility" is a structure wherein 'Assistance" in the activities of daily living are provided by professional staff with the goal of helping the resident population maintain as much **"Life Independence"** as might be possible. An Assisted Living Facility must be licensed by the Utah State Department of Health and is classified as a **Healthcare Facility.** When the licensed capacity exceeds 17 beds (in one structure), an Assisted Living Facility is also classified as an I-Occupancy per the IBC. An Assisted Living Facility **does not provide either Medical or Nursing Services on a 24 hour basis,** but rather may provide those services by independent outside consultants on an "as needed" or consulting

basis. **Residents needing Nursing or Medical services on a 24 hour basis may not be admitted to or remain residing in an Assisted Living Facility**.

Site and Physical Structure of an Assisted Living Facility may be as follows:

Site.
Assisted Living Facilities may be comprised of one or more structures on a single site or contiguous parcels. Assisted Living Structures that provide services to more than 17 residents must be built to comply to (IBC) Institutional Occupancy Standards.

Structural Components.
Assisted Living Facilities may be composed of Private rooms, Semi-Private rooms or Apartments. Each room or apartment must be equipped with a kitchen or kitchenette, assessable toileting and bathing, the means for providing privacy, storage space(s), and room for personal furniture that the resident may want to bring from home.

Resident Qualifications.
Where apartments are provided, couples may occupy an apartment. **One spouse of each couple must qualify as a "resident" and require Assistance in the Activities of daily living.** The other spouse may be continuing the pursuit of normal life activities, going to work, professional endeavors, etc., while the facility staff look after the spouse needing custodial care or supervision. Residents of Assisted Living Facilities are typically seniors. Children are not allowed other than for normal visitation.

Parking. Residents occupying private and semi-private rooms typically no longer drive. One spouse of those couples occupying the apartments may still drive.

Justification for proposed text amendments:

The first section to be amended is the section of the Clearfield City zoning ordinance which lists allowable uses with a conditional use permit in the C-1 Commercial zone of the city. The amendment proposes to add "Assisted Living Facilities" to the list of conditional uses. The list already contains compatible and similar uses such as convalescent facilities and nursing or rest homes.

The second section to be amended is Section 11-3-3 under Chapter 3 which defines terms used in the Clearfield City zoning ordinance text. The proposed change would further refine the definition of "ASSISTED LIVING FACILITY" by adding text stating that these facilities shall conform to the Utah Administrative Code, Rule R710-3.

The reason for the definition clarification is that the current definition under the city ordinance could potential be misconstrued to allow for "Independent Living Facilities" which is an unlicensed facility. Assisted Living Facilities are licensed by the Utah state Department of Facility Licensing which has jurisdiction over medical facilities. Because Assisted Living Facilities are licensed as medical facilities, it would be prudent for the city to clarify the intent of the definition seeing as there is a clear intent already in the text of the C-1 zoning ordinance and its list of conditional uses to exclude "residential" facilities.

With the aim of the C-1 zone to prioritize commercial, medical, educational, and other similar uses, it is important to clarify that an Assisted Living Facility is NOT a residential facility though it has the appearance of such due to the way in which these sorts of facilities are marketed. It is typical in the Assisted Living Facility industry to design these facilities with a "homey" and "residential" feel because it is often loved ones of the patients being admitted who bear the responsibility of selecting a facility. The aim of this architectural goal of making Assisted Living Facilities feel less "institutional" and more "residential" is to provide comfort to the patients who come to dwell in these facilities. While these patients are typically physically capable of exiting without assistance, they do require assistance with the activities of daily living. If they did not require such assistance, they would not come to a facility such as this and would just continue to live in their regular homes. Usually, the individuals needing this sort of facility are those whose closest responsible family members are either unavailable, unable, or overwhelmed in the care of these individuals and find themselves needing to place their loved one in these facilities.

Parking is also of concern. While not part of this proposed text amendment, we foresee the city council wanting to have the staff study and advise on a recommended parking requirement for the land usage type within the city. Currently, we believe this is best handled through a "case by case" scenario with the applicant proposing a reasonable parking strategy and then city staff and city planning commission would review and approve or deny based on the merits of the proposed strategy and how it appropriately satisfies the overall traffic management strategies of the city.

The applicant proposes this text amendment with the desire to bring a top-notch high-quality facility to the parcels indicated above. It is their full intent to work with the city and the community to create an architectural design that enhances and embraces the community and supports the community. The applicant further wishes to clarify that they understand the desire of the the city and the community to retain some control and power to review and influence the designs and uses that come through the planning commission to ensure that a proposed facility does not negatively impact the community. This is why the proposed text amendment simply adds Assisted Living Facility to the list of "Conditional Uses" for the C-1 zone rather than adding it to the "Permitted Uses" list. By clarifying that Assisted Living Facilities are to be licensed under the Utah Administrative Code, Rule R710-3, the applicant further wishes to acknowledge the city's longstanding desire to not allow purely residential uses within the C-1 zone.

ASSISTED LIVING FACILITY, NURSING/REST HOME, & INDEPENDENT LIVING

CLEARFIELD:

ASSISTED LIVING FACILITY: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are capable of responding to an emergency situation without physical assistance from staff. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility"

NURSING OR REST HOME: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are **not** capable of responding to an emergency situation without physical assistance from staff. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".

BOUNTIFUL:

ASSISTED LIVING FACILITY: Commonly referred to as "residential care", "assistive living" or "personal care community". A residential facility with common area in which services are available to residents who may still live independently within the facility itself. Help is generally offered in day-to-day tasks such as taking medicine, bathing, dressing, using the bathroom, getting to appointments, or preparing meals. A variety of services and amenities such as dining room service, group outings, and recreational and social programs are usually available.

CONTINUING CARE RETIREMENT COMMUNITY (CCRC): A residential facility that provides different levels of care ranging from independent living units to skilled nursing care in an affiliated nursing home, based on the residents' needs. The objective is to allow residents the maximum amount of independence as they age while meeting their changing housing, social, and medical needs. Residents may move from one setting to another, but continue to remain part of the overall development.

INDEPENDENT LIVING FACILITY: An age restricted residential facility with common area, which may be comprised of houses, townhouses, or stacked units. A-la-carte services such as housekeeping, meals, recreational programs, etc., are provided based on the desires of the occupants. Some incidental medical services may be provided. Residents typically do not require assistance with everyday tasks.

NURSING HOME: An intermediate care/nursing facility or a skilled nursing facility licensed by the state of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment require assistance and/or supervision on a twenty four (24) hour per day basis. Such a facility does not include an adult daycare facility or adult daycare provider in conjunction with residential facilities for elderly persons or a residential facility for persons with a disability.

RETIREMENT HOME or RETIREMENT FACILITY: A residential facility designated, occupied, and intended for residents fifty (50) years of age or older where common facilities for cooking and dining are available to all residents and independent facilities are provided for living, sleeping, and sanitation. For purposes of calculating density, three (3) beds shall constitute one (1) dwelling unit.

SENIOR LIVING UNIT: Commonly referred to as “senior apartments,” “senior condominiums,” or “retirement community.” An age restricted residential development where residents live independently and do not require assistance with day-to-day activities.

LAYTON:

"Assisted Living**"**: A residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons, most typically providing separate living quarters for residents, and centralized services such as dining, housekeeping, social and physical activities, medication administration, and communal transportation.

"Elderly Apartment": Multi-family dwelling units occupied by elderly persons. In the case of double occupancy of a unit, only one resident is required to be at least 62 years of age. The housing must be self-contained and physically accessible to elderly citizens. The housing may include limited medical, recreational, and commercial services if such services are limited to residents and their guests.

"Nursing Home": Any residential development providing dwelling units with common dining, recreation, and medical or nursing facilities for elderly persons or people with physical disabilities. A nursing home must: (a) be licensed and staffed for skilled care; (b) contain common kitchen and dining facilities; (c) have call button monitoring systems; (d) have on-premise physical therapy; and (e) have on-premise personal services, library, educational, social, and available transportation.

SYRACUSE:

“Assisted-living facility” means a single-family residential dwelling unit, consistent with single-family residential zoning and structural appearance, occupied on a 24-hour-per-day basis by elderly persons in a family-type arrangement under the supervision of one or more resident dwelling managers. The facility provides assistance with activities of daily living and social care to residents who require protected living arrangements and are capable of achieving mobility sufficient to exit the facility without the assistance of another person. In addition, residents may receive intermittent nursing care, administration of medication from licensed providers, and support services promoting residents’ independence and self-sufficiency.
The dwelling shall comply with all state standards governing health and safety. Furthermore,
the dwelling shall have a license from the State of Utah Department of Health as an assisted living Type I facility and shall operate as a Type I facility.

MURRAY:

ASSISTED LIVING FACILITY: A congregate residential facility for elderly persons (55 years of age or older), regardless of legal relationship, who receive assistance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). This type of facility is licensed by the State of Utah and as such provides an array of coordinated supportive personal and health care services, available twenty four (24) hours a day, to residents who have been assessed under Utah Department of Health or Utah Department of Human Services rules to need any of those services. Services provided include meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreation activities, hairdressing, and other services allowed within the state licensure for assisted living facilities. Units may be attached, single or double occupancy, and may include limited or full kitchen facilities.

CONTINUING CARE RETIREMENT COMMUNITY: A housing development designed to provide a full range of accommodations and services for elderly persons (55 years of age or older) including independent

living, assisted living and skilled full time nursing or medical care. Residents may move from one level of care to another as needs change.

INDEPENDENT LIVING: Multi-unit senior housing development that provides services (e.g., housekeeping, transportation, meals, social/recreational activities, etc.) as part of a monthly fee or rental rate. The community includes common dining facilities, social and recreational amenities. Residents may receive home healthcare services provided by an outside agency or an affiliate of the property management. Independent living does not include assisted living or skilled nursing, but may be included as part of assisted living or skilled nursing facilities.

NURSING HOME: An institution other than a hospital for the care of human illness or infirmity in which care, rather than diagnosis or treatment, constitutes the principal function. The term "nursing home" shall also include "rest home" and "convalescent home".

RETIREMENT FACILITY: A facility designed for permanent residency by persons of retirement age who are ambulatory and require no nursing care. These facilities do not provide inpatient care for human illness or infirmity. These facilities customarily provide on site recreational, educational support services, and retirement lifestyle amenities for the convenience of the occupants, and are designed with a strong residential style of architecture when located in residential areas. Residential facilities may provide transportation for residents to regularly scheduled healthcare facilities, shopping, church, etc. For purposes of determining housing density, every three (3) beds shall constitute one dwelling unit.

SKILLED NURSING FACILITY (Also Known As NURSING HOME, CONVALESCENT HOME OR LONG TERM CARE FACILITY): A residential inpatient healthcare facility licensed by the State that provides twenty four (24) hour nursing care, personal care, and/or rehabilitation services over a long period of time for persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization.

Senior Housing and Care Glossary of Terms

Source: seniorhousingnet.com

Our Glossary can help you learn about commonly used terms and the different senior housing and care choices available.

Accreditation

A seal of approval given by a governing body to a housing and/or service provider. To become accredited, the community or provider must meet specific requirements set by the accreditation entity and is then generally required to undergo a thorough review process by a team of evaluators to ensure certain standards of quality. The accrediting organizations are not government agencies or regulatory bodies. Examples of some accreditation bodies for the senior housing and care industry include CCAC (Continuing Care Accreditation Commission), CARF (Commission on Accreditation of Rehabilitation Facilities) and JCAHO (Joint Commission on Accreditation of Healthcare Organizations).

Activities of Daily Living (ADLs)

Everyday activities such as bathing, grooming, eating, toileting, and dressing.

ADA (Americans with Disabilities Act)

Law passed by Congress in 1980, establishing a clear and comprehensive prohibition of discrimination on the basis of disability.

Administrator

Generally, a licensed professional who manages the day-to-day operation of a care facility such as a nursing home or assisted living facility.

Adult Day Care

Daily structured programs in a community setting with activities and health-related and rehabilitation services to elderly who are physically or emotionally disabled and need a protective environment. This care is provided for during the day, the individual returning home for the evening.

Aging in Place

Concept which advocates allowing a resident to choose to remain in his/her living environment despite the physical and or mental decline that may occur with the aging process of aging.

Alzheimer's

Degenerative age-related disease that impairs an individual's cognitive ability. Symptoms may include forgetfulness, wandering, and inability to recognize others. The disease is caused by neuron dysfunction and death in specific brain regions responsible for cognitive functions. Both genetic and environmental factors likely play a role in the development of Alzheimer's.

Ambulatory

Describes ability to ambulate, walk around, not bedridden or hospitalized.

Assisted Living

In general, state-licensed program offered at a residential community with services that include meals, laundry, housekeeping, medication reminders, and assistance with Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs). The exact definition will vary from state to state, and a few states do not license assisted living facilities. Generally regarded as one to two steps below skilled nursing in level of care. Approximately 90 percent of the country's assisted living services are paid for with private funds, although some states have adopted Medicaid waiver programs. Might also be referred to as Personal Care, Board and Care, Residential Care, Boarding Home, etc., although some states differentiate between their definition of "Assisted Living" and these other terms (e.g., Washington state recognizes and licenses "Assisted Living" facilities as well as "Boarding Homes"; Although licensed by the State of Washington, a Boarding Home does not meet the higher physical plant and service requirements necessary to be considered an Assisted Living facility) .

Charge Nurse

An RN or LPN who is responsible for the supervision of a unit within a nursing facility. The charge nurse schedules and supervises nursing staff and provides care to facility residents.

Congregate Housing

See Independent Living (may be also referred to as Supportive Housing).

Continuing Care Retirement Community (CCRC)

Housing planned and operated to provide a continuum of accommodations and services for seniors including, but not limited to, independent living, congregate housing, assisted living, and skilled nursing care. A CCRC resident contract often involves either an entry fee or buy-in fee in addition to the monthly service charges, which may change according to the medical services required. Entry fees may be partially or fully refundable. The fee is used primarily as a method of privately financing the development of the project and for payment for future healthcare. CCRCs are typically licensed by the state. See also Life Care Community.

Continuum of Care

See Nursing Home.

Convalescent Home

Progressive neurological, cognitive, or medical disorder that affects memory, judgment, and cognitive powers.

Dementia

Affliction characterized by chronic physical and mental disabilities, which may include: cerebral palsy, retardation, thyroid problems, seizures, quadriplegia.

Developmental Disability (DD)

A DON oversees all nursing staff in a nursing home, and is responsible for formulating nursing policies and monitoring the quality of care delivered, as well as the facility's compliance with federal and state regulations pertaining to nursing care.

Director of Nursing (DON)

A Health Maintenance Organization (HMO) is an organized system for providing comprehensive health care in a specific geographic area to a voluntarily enrolled group of members.

HMO:

Provision of medical and nursing services in the individual's home by a licensed provider.

Home Health Care

Care and comfort measures provided to those with a terminal illness and their families- it can include medical, counseling, and social services. Most hospice care is furnished in-home, while specialized hospices or hospitals also provide this service.

Hospice Care

A seal of approval given by a governing body to a housing and/or service provider. To become accredited, the community or provider must meet specific requirements set by the accreditation entity and is then generally required to undergo a thorough review process by a team of evaluators to ensure certain standards of quality. The accrediting organizations are not government agencies or regulatory bodies. Examples of some accreditation bodies for the senior housing and care industry include CCAC (Continuing Care Accreditation Commission), CARF (Commission on Accreditation of Rehabilitation Facilities) and JCAHO (Joint Commission on Accreditation of Healthcare Organizations).

Independent Living

Multi-unit senior housing development that may provide supportive services such as meals, housekeeping, social activities, and transportation (Congregate Housing, Supportive Housing, Retirement Community). Independent Living typically encourages socialization by provision of meals in a central dining area and scheduled social programs. May also be used to describe housing with few or no services (Senior Apartment).

Instrumental Activities of Daily Living (IADLs)

Day-to-day tasks such as preparing meals, shopping, managing money, taking medication, and housekeeping.

Kitchenette:

Each facility may have its own definition of a kitchenette, but generally one includes a sink, cabinet space, and a mini-refrigerator, maybe a microwave. In contrast, a full kitchen would usually have a burner unit, sink, cabinets, full-size refrigerator, and possibly a microwave or stove.

Licensed Practical Nurse (LPN)

LPNs are trained to administer technical nursing procedures as well as provide a range of health care services, such as administration of medication and changing of dressings. One year of post high school education and passage of a state licensing exam is required.

Life Care Community

A Continuing Care Retirement Community (CCRC) which offers an insurance type contract and provides all levels of care. It often includes payment for acute care and physician's visits. Little or no change is made in the monthly fee, regardless of the level of medical care required by the resident, except for cost of living increases.

Long-Term Care

Provision of services to persons of any age who are afflicted with chronic health impairments.

Long-term Care Insurance

Privately issued insurance policy which covers the cost of nursing home care, assisted living, and home health care. Premiums are based on age, health, length of deductible period, amount paid, and duration of benefits. Currently pays only two percent of national nursing home costs.

Managed Care:

There is currently no standard definition of managed care, but it can best be described as a combination of insurance and a health care delivery system. The basic goal of managed care is to coordinate all health care services received to maximize benefits and minimize costs. Managed care plans use their own network of health care providers and a system of prior approval from a primary care doctor in order to achieve this goal. Providers include: specialists, hospitals, skilled nursing facilities, therapists, and home health care agencies.

Medicaid

A jointly funded medical financial Federal-State health insurance assistance program, offering benefits to individuals with limited financial resources, the disabled, and the elderly. There are income eligibility criteria which must be met to qualify for Medicaid. Medicaid accounts for about 52 percent of the nation's care costs, and is the source of payment for almost 70 percent of residents in nursing homes. The person must have exhausted nearly all assets and be in a nursing facility that participates in this program. Medicaid can reimburse Nursing Facilities for the long-term care of qualifying seniors, and in some states, Medicaid pays for Assisted Living care through Medicaid waivers.

Medicare

Nationwide medical insurance program administered by the Social Security Administration for individuals 65 and over and certain disabled people, regardless of income. Provides for hospital and nursing facility care (Part A) and physician services, therapies, and home health care (Part B).

Medical Director

A staff medical director assumes overall responsibility for the formulation and implementation of all policies related to medical care. The medical director also coordinates with an individual's personal physician to ensure that the facility delivers the care that is prescribed. In some instances, the medical director may be a resident's primary physician.

Medications Management / Medication Administration

Formalized procedure with a written set of rules for the management of self-administered medicine, as in an assisted living setting. A program may include management of the timing and dosage for residents, and could include coordination with a resident's personal physician. The resident must take the medication him or herself. For instance, the facility can remind the resident that she needs to give herself the medicine injection, but the facility cannot perform the actual injection itself.

Medigap Insurance

Private health insurance policies that supplement Medicare coverage, covering health care costs above those covered by Medicare Part A or Part B. Does not provide benefits for long term care, covering primarily hospital and doctor bills.

Non-Ambulatory

Inability to ambulate, walk around, and usually bedridden or hospitalized.
Inability to ambulate, walk around, and usually bedridden or hospitalized.

Not-for-Profit

Status of ownership and/or operation characterized by government by community-based boards of trustees who are all volunteers. Board members donate their time and talents to ensure that a not-for-profit organization's approach to caring for older people responds to local needs. Not-for-profit homes and services turn any surplus income back into improving or expanding services for their clients or residents. Many not-for-profit organizations are often associated with religious denominations and fraternal groups. Not-for-profits may also interact with Congress and federal agencies to further causes that serve the elderly.

Nurse Assistant

A Nurse Assistant provides the most personal care to residents, including bathing, dressing, and toileting. Must be trained, tested, and certified to provide care in nursing facilities that participate in the Medicare and Medicaid programs. Nurse assistants work under the supervision of an Registered Nurse or Licensed Practical Nurse.

Nursing Home

Facility licensed by the state that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic and/or long-term care illnesses. One step below hospital acute care. Regular medical supervision and rehabilitation therapy are mandated to be available, and nursing homes are eligible to participate in the Medicaid program. May be referred to as Nursing Facility or Convalescent Home. See also Skilled Nursing Facility.

Occupational Therapy

Process to help individuals relearn activities of daily living, generally administered by a licensed therapist.

Physical Therapy

Process that includes individualized programs of exercise to improve physical mobility, often administered following a stroke, fall, or accident. Physical therapists plan and administer prescribed physical therapy treatment programs for residents to help restore their function and strength.

Registered Nurse (RN)

Graduate trained nurse who has both passed a state board examination and is licensed by a state agency to practice nursing. The RN plans for resident care by assessing resident needs, developing and monitoring care plans in conjunction with physicians, as well as executing highly technical, skilled nursing treatments. A minimum of two years of college is required in addition to passage of the state exams.

Rehabilitation

Therapeutic care for persons requiring intensive physical, occupational, or speech therapy.

Residential Care

See Assisted Living.

Respite Care

Temporary relief from duties for caregivers, ranging from several hours to days. May be provided in-home or in a residential care setting such as an assisted living facility or nursing home.

Senior Apartment

Age-restricted multiunit housing with self-contained living units for older adults who are able to care for themselves. Usually no additional services such as meals or transportation are provided.

Planning Commission
STAFF REPORT

AGENDA ITEMS
#2 & #3

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 2nd, 2021**

SUBJECT: Public Hearing, Discussion and Possible Action on **GPA 2021-050035,** a general plan amendment request by John Warnick with Destination Homes to change the designation for the subject properties from Commercial to Residential. **Location:** 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). **Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**

Public Hearing, Discussion and Possible Action on **RZN 2021-050035,** a zoning map amendment request by John Warnick with Destination Homes to rezone the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential). **Location:** 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). **Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**

STAFF RECOMMENDATION

General Plan Amendment
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **GPA 2021-050035,** to the Clearfield City Council, a general plan amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).

Zoning Map Amendment
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2021-050035,** to the Clearfield City Council, a zoning map amendment by John Warnick with Destination Homes to change the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may choose to forward the following recommendations:

GENERAL PLAN AMENDMENT

1. **Move to recommend approval of GPA & RZN 2021-050035**, to the Clearfield City Council, a general plan amendment and zoning map amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential and the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).
2. **Move to recommend denial of GPA & RZN 2021-050035**, to the Clearfield City Council, a general plan amendment and zoning map amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential and the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).
3. **Move to table GPA & RZN 2021-050035** and request additional time to consider the requests.

ZONING MAP AMENDMENT

1. **Move to recommend approval of GPA & RZN 2021-050035**, to the Clearfield City Council, a general plan amendment and zoning map amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential and the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).
2. **Move to recommend denial of GPA & RZN 2021-050035**, to the Clearfield City Council, a general plan amendment and zoning map amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential and the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).
3. **Move to table GPA & RZN 2021-050035** and request additional time to consider the requests.

BACKGROUND & ANALYSIS

The applicant is requesting the proposed general plan and zoning map amendments for the subject properties to be combined for the purpose of single-family residential development. The vision for the development is to provide a unique single-family development that would be the first of its kind in Davis County and only has been constructed in the Daybreak community in South Jordan. The concept with development standards is attached to this report. The developer is requesting approval of the general plan and zoning map amendments subject to a development agreement that outlines the future development of the subject properties consistent with the proposed concept. Previously the developer requested a general plan amendment and zoning map amendment for the purpose of developing the subject properties with townhomes. The requests were denied by the City Council and following the

denial the developer reevaluated the proposal and are now proposing small-lot single-family homes instead of the original request for townhomes.

General Plan Amendment
The Clearfield City General Plan designates the future land use for the central area of the request as residential with the parcels along 1600 South and those with 1000 West frontage designated as commercial. Except for the two parcels along 1600 South, all the properties included in this general plan amendment and rezone include residential uses and each property at some point has been used for agricultural purposes. The commercial parcels have been vacant and undeveloped for several years. At this time, they are mostly used as storage for the agricultural uses to the north which are under common ownership and use.

The general plan supports continual evaluation of future land use designations and zones based on a comprehensive understanding of the area and the potential impacts of future uses. The future use of these properties as residential rather than commercial is supported by development trends and a decreased need for commercial/retail land. These parcels are located north of the commercial area developed around the intersection of Antelope Drive and 1000 West (entirety of commercial area is in both Clearfield and Syracuse. Northeast corner in Clearfield and the South and Southwest corners in Syracuse). With limited visibility from the commercial corridor of Antelope Drive and the need to support commercial areas with nearby residential households, the requested general plan amendment for the entire project area is supported by the goals and objectives of the Clearfield City General Plan.

Zoning Map Amendment (Rezone)
The zoning map amendment portion of this request is to rezone the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential). The R-3 zone allows a density of sixteen (16) units to the acre and allows single-family, two-family, and multi-family dwellings. The intent to develop this project area with small lot single-family dwellings at a density of 8.28 to the acre would be a consistent land use pattern for low-medium density residential on the periphery of this commercial area.

As stated above, staff believes the construction of additional housing in this area will support the existing commercial uses. This residential development pattern at the edges of the commercial area will support the commercial area and serve as a compatible transition between the commercial to the low-density single-family neighborhoods in the area.

Based upon this analysis of the general plan amendment and zoning map amendment, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the general plan amendment and the zoning map amendments.

Public Comment
A property notice was posted on May 17, 2021 with mailed notices also sent May 20, 2021. A public hearing notice legal ad was posted on the Utah State public notice website and in the local newspaper the weekend of May 22nd and 23rd. To date, one concern from a Syracuse resident along 1000 West was submitted online regarding the future access for the development. The resident recommends that any new street connections to 1000 West be in line with 1475 South to the west.

GENERAL PLAN AND ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 and 11-6-4 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide recommendation to the City Council for each request. The Planning Commission may recommend

adoption of the proposed zoning map amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
The proposed amendment(s) is/are in accordance with the General Plan and Map; or	The requested amendments are consistent with the goals and objectives of the Clearfield City General Plan. The Land Use Element (Chapter 2) of the General Plan includes Land Use Guidelines that support both amendments. The guidelines state that the City should, "provide for a full range and mix of land uses including residential, commercial, manufacturing and public uses." The guidelines also state that planned uses should consider existing development and vacant lands should be developed with the highest and best use.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	An amendment of the General Plan would allow for the entire project area to be zoned and developed residentially. The General Plan encourages zone changes to provide for the highest and best use of the property. Development of this property with residential uses will support the local economy of this neighborhood and area and will be a consistent land development pattern with low and medium-density residential near this commercial area. Compliance with ordinance standards will ensure appropriate buffering and landscaping with the nearby residential uses.

Development Agreement
As outlined in Section 11-9D-11-D of the Land Use Title, a development agreement may be required for all new development in the R-3 Zone. As such the application for rezone, preliminary plat, or site plan approval is conditioned upon final approval of the agreement by the City Council. The applicant is requesting the rezone to R-3 to develop the subject properties with a small-lot single-family development outlined in the attached project concept. Specific development standards for this project can be articulated in the development agreement.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. Chapter 3 – Transportation, addresses goals and policies to ensure balance between future transportation needs that come with future land use development. The following three sections are an analysis of the land use guidelines, the applicable land use goal and policy, and transportation aspects of the General Plan.

A. Land Use Guidelines

Land Use Guideline	Staff Analysis
1. *The identity of Clearfield City should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.*	The proposed general plan and zoning map amendments will allow for additional housing opportunities that will be within proximity of the commercial area to the south. The additional housing will allow greater access for pedestrians and encourages walkability to the commercial center. Development consistent with the proposed concept would improve the image of the community and foster a healthy living environment that is conducive to long-term residency.
2. *The relationship of planned uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.*	The proposes low to medium density single-family development will be supportive of local businesses in the area. The walkable design of the neighborhood helps improve the environmental conditions by reducing the need for automobile transportation and the associated air pollution. Locating housing near commercial areas provides a horizontal mixed-use area that further supports walkability and lessens the impact on the transportation infrastructure.
3. *Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.*	The mix of housing types and uses in this area provides an increased level of livability for residents and supports the long-term viability and sustainability of this area of the City.
4. *The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, manufacturing, and public use areas.*	Rezoning this property will continue the support of mixing land uses in this area with a mix of housing options along to support the local businesses and services.
5. *Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and design should be provided to protect existing residential areas form more intense land uses.*	The transition of single-family low density residential to medium-density single-family residential and eventually medium-density residential adjacent to the commercial area is supported by this land use guideline. The development standards of the zoning ordinance as well as standards that can be articulated in a development agreement can ensure appropriate buffering and screening between the transitions of these different land uses.

6. *Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.*	If the rezone is approved, the specific design and location of utility connections for this type of development would be reviewed for approval with submittal of construction documents. Clearfield City would likely require the looping of the culinary water lines and providing proper circulation to improve water quality for the area and this development. Based upon a review of the existing infrastructure in the area, the additional housing units and utility improvements can be supported.
7. *Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.*	Clearfield City Staff has reviewed the existing utility infrastructure in the area which should be able to accommodate the current and future residences in this area. As with every development, infrastructure improvements may be required of the developer to ensure that sufficient capacity is provided at project buildout.
8. *An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.*	The rezone of this property would not impede connections or linkages with the current public open space system. Residential development of this property may serve as a catalyst to support additional open space and trail connections along the Utah Power and Light corridor. The concept proposal includes self-contained open spaces that will serve the future residents of the residential development.
9. *Commercial and manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.*	Not applicable. The commercial uses in this area are clustered to the center of the service area as much as possible.
10. *The Land Use Plan should promote and encourage land use patterns that provide a high quality of life to all and offer choice in mobility and transportation.*	Medium-density single-family residential increases housing choice and offers multiple choices in mobility and transportation. Due to the location of the property, pedestrian and active transportation choice increases can be supported. Walkability and active transportation as well as the proximity to the commercial businesses promotes a high quality of life.
11. *The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.*	The highest and best use of property is driven by market demands and realities. Development with medium-density single-family residential uses will maximize the value of the property for the landowner and will provide a greater tax base for fiscal sustainability for the City. This

	development type will be more efficient in the use of public utilities and will provided additional housing opportunities than if developed with large-lot low-density single-family homes.
12. *The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.*	Development of the property at this scale will provide additional housing opportunities along with privately owned open spaces that will serve the development. Additional housing in this area can lead to the support of additional trails and open spaces in the area.
13. *Manufacturing and industrial activities should be limited to those areas already zoned for such uses.*	Not applicable.
14. *Properties registered with the County or State for agricultural or industrial protection should be recognized by the City to allow such land uses.*	The properties have been used residentially and for agricultural purposes. The majority landowner has sought to develop the agricultural land for some time and as such is willing to discontinue the agricultural use of the land.
15. *Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.*	Development of a mix of residential densities and commercial, civic, and open space intensities in centers is highly encouraged and supported by the Wasatch Choice 2050 Vision. Development of mixed-use neighborhood centers encourages walkability, active transportation, and more efficient use of local streets and public infrastructure. Development of this property with medium-density single-family residential will further support the local neighborhood commerce and use of local current and future open spaces.

B. Goals and Policies of Land Use

The General Plan includes four land use goals with policies and implementation measures associated with each. Out of the four goals, Goal 4 most closely aligns with the general plan and zoning map amendment requests and is provided as part of the following analysis.

Goal 4: *Revitalize Neighborhoods and Commercial Districts with a focus on a Downtown Core.*

Policy: *Encourage redevelopment and renovation of deteriorating neighborhoods and commercial districts.*

Implementation Measure #1: *Facilitate the redevelopment of downtown Clearfield City through public-private partnerships. Continue funding of the Façade and Site*

Improvement Grant program for downtown businesses. Incentivize redevelopment of the downtown area by using tax increment financing.

Implementation Measure # 2: *Create land use ordinances that allow and encourage infill redevelopment. Envision downtown as public places that have the potential to become destinations for pedestrians.*

Implementation Measure #3: *Prioritize cod enforcement and property maintenance throughout the City. Hold regular coordination meetings with code enforcement and the planning office, to ensure compliance with City ordinances.*

Implementation Measure #4: *Adopt small area (district) plans to focus on neighborhoods and provide specific goals and strategies to enhance the positives and improve upon those items of concern.*

Implementation Measure #5: *Encourage the mixing of uses along a corridor, including jobs and housing in close proximity to one another.*

This goal, policy, and implementation measure has a specific focus on creating a downtown core but also encourage redevelopment and investment to local neighborhoods and commercial districts. The policy associated with this goal is applicable to this neighborhood as there is a need to support existing and future residential uses with neighborhood commercial uses. Although households in the area cannot be forced to support the local commercial, with additional housing opportunities coming to this area the viability for long-term sustainability of local businesses will increase.

FINDINGS AND CONCLUSION

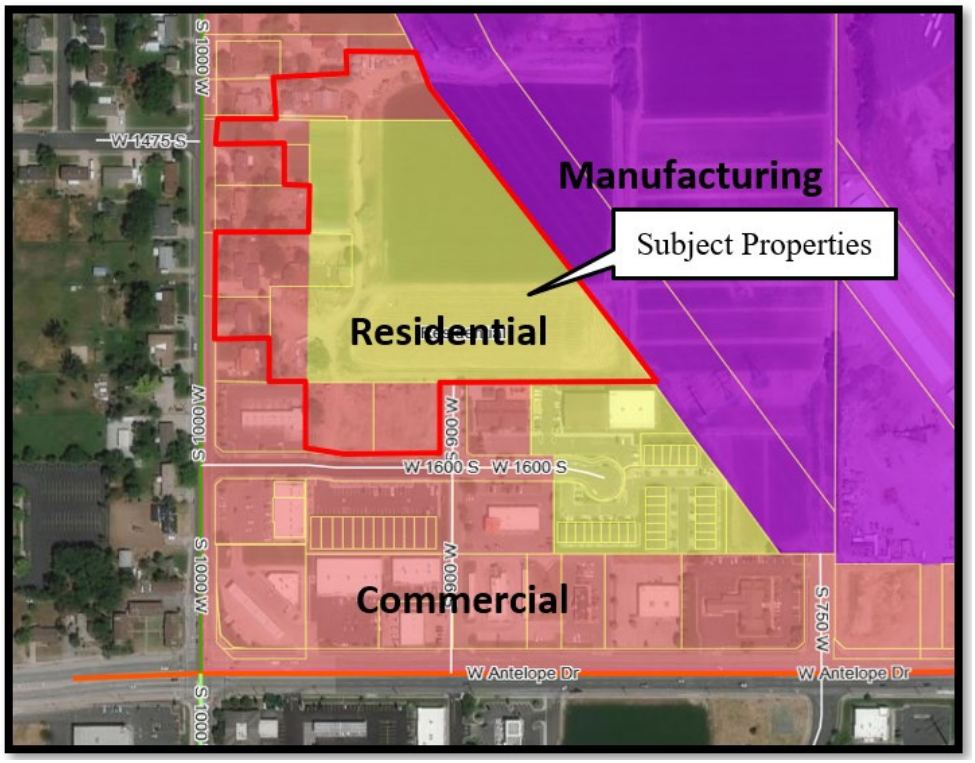
Based upon analysis of the request and the Clearfield City General Plan, Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed general plan and zoning map amendments. The staff recommendation is based upon the analysis outlined in the staff report and the following findings:

1. The proposed general plan and zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed general plan and zoning map amendments are necessary to encourage the highest and best use of the land.
3. Development of this property with a low to medium-density residential use is consistent with the development patterns in the area.
4. This development pattern will provide additional households within a closer distance to supportive commercial uses in the area further supporting the local economy and reducing travel distances for residents of the residential development.
5. Sections 11-1-16 and 11-9E-13 D of Clearfield Municipal Code allows for the use of developments agreements to further outline development standards and allow for some modifications of existing zoning standards if deemed necessary by the Planning Commission and City Council.

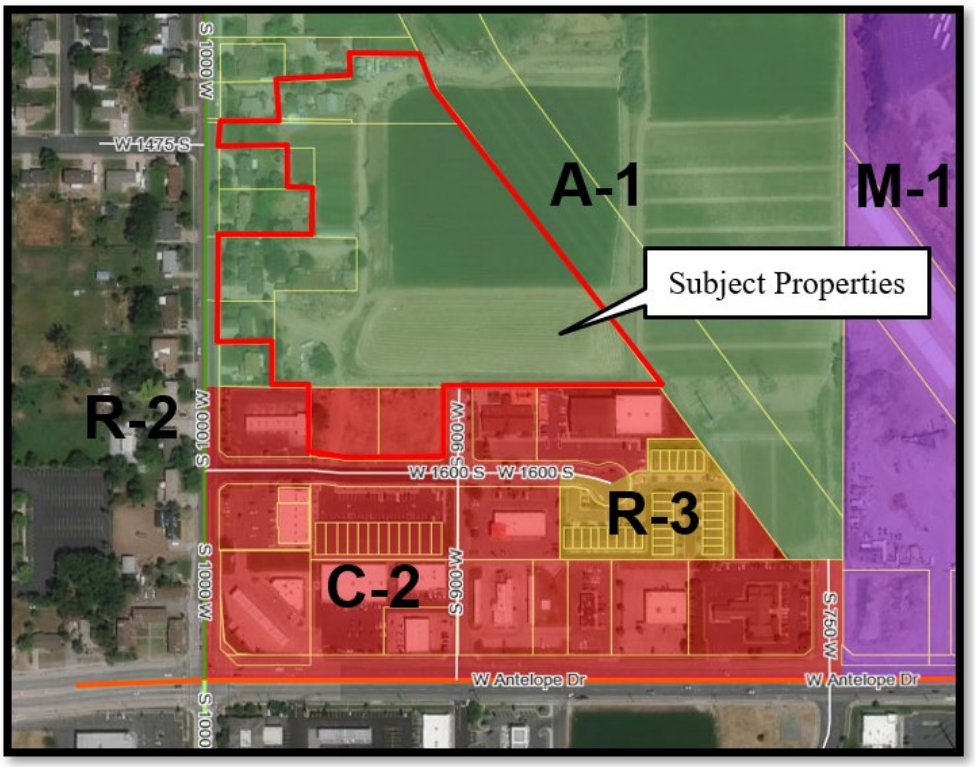
ATTACHMENTS

1. General Plan Map
2. Zoning Map
3. Legal Description
4. Title Survey
5. Single-Family Development Concept Plans
6. Online Comment Form

GENERAL PLAN



ZONING



811 Know what's below. Call before you dig.

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

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The Basis of Bearing is as noted on the drawing portion of this survey from a found Davis County Witness Corner for the Southwest Corner of Section 11 and a back site to the West Quarter Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

To: Discovery Development, L.L.C., a Utah limited liability company, Steven Frey and Janet Frey, Con Jared Wilcox and Michelle E. Wilcox, husband and wife as joint tenants; Con L. Wilcox and Jerilyn Wilcox, aka Jerilyn J. Wilcox, husband and wife as joint tenants; and Wilcox Farms, L.C., all as their respective interests may appear, Cottonwood Title Insurance Agency, inc., and Old Republic Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 4, 8, 11 and 13 of Table A thereof. The field work was completed on September 30, 2020 with a subsequent site visit on October 13, 2020.

Date of Plat or Map: _____

Keith R. Russell
License no. 164386

Deed Parcel Descriptions

Deed Parcel 1:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0011
All of Lot 11, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Contains 25,814 square feet, 0.593 acres.

Deed Parcel 2:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0012
All of Lot 12, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Contains 25,953 square feet, 0.596 acres.

Deed Parcel 3:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0015
All of Lot 15, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Less and Excepting the following.
A portion of Lot 15, Wilcox Farms Amended described as follows: Beginning at an interior corner of said Lot 15, said point being North 0°07'41" East 868.65 feet, (868.00 feet by deed) along the section line and South 89°52'19" East 159.00 feet to and along the south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 22.00 feet along a west line to a Northwest Corner of said Lot 15;
Thence South 89°52'19" East 24.00 feet along a north line of said Lot 15;
Thence South 0°07'41" West 22.00 feet;
Thence North 89°52'19" West 24.00 feet to the point of beginning.
Lot 15 Contains 365,356 square feet less Exception Parcel of 528 square feet or 364,831 square feet, 8.375 acres.

Deed Parcel 4:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-391-0023
A portion of Lot 15, Wilcox Farms Amended described as follows: Beginning at an interior corner of said Lot 15, said point being North 0°07'41" East 868.65 feet, (868.00 feet by deed) along the section line and South 89°52'19" East 159.00 feet to and along a south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 22.00 feet along a west line to a Northwest Corner of said Lot 15;
Thence South 89°52'19" East 24.00 feet along a north line of said Lot 15;
Thence South 0°07'41" West 22.00 feet;
Thence North 89°52'19" West 24.00 feet to the point of beginning.
Contains 528 square feet, 0.012 acres

Deed Parcel 5:
Con Jared and Michelle E. Wilcox
Tax ID Parcel No. 12-065-0005
Beginning at a point 868 feet North from the Southwest Corner of the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence East 159 feet;
Thence North 22 feet;
Thence East 190 feet;
Thence North 123 feet;
Thence West 349 feet;
Thence South 145 feet to the point of beginning.
Contains 46,425 square feet, 1.066 acres.

Deed Parcel 6:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0186
Beginning at a point on a south line of Lot 15, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder, said point being North 0°07'41" East 1219.79 feet along the section line to the extension of a south line of said Lot 15 and South 89°52'19" East 190.31 feet to and along a south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence South 89°52'19" East 59.68 feet along a south line to an interior corner of said Lot 15;
Thence South 0°07'41" West 96.14 feet along a west line of said Lot 15;
Thence North 89°52'19" West 59.68 feet;
Thence North 0°07'41" East 96.14 feet to the point of beginning.
Contains 5,738 square feet, 0.132 acres.

Deed Parcel 7:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0086
Beginning at a Northwest Corner of Lot 15, Wilcox Farms Amended, said point being on the east line of 1000 West Street North 0°07'41" East 1275.79 feet, (1275.70 feet by deed) along the section line and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 4.00 feet along the east line of 1000 West Street;
Thence South 89°52'19" East 303.00 feet;
Thence South 0°07'41" West 4.00 feet to the north line of said Lot 15;
Thence North 89°52'19" West 303.00 feet along the north line of said Lot 15 to the point of beginning.
Contains 1,212 square feet, 0.028 acres.

Deed Parcel 8:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0104
Beginning at a point on the east line of 1000 West Street, said point being North 0°07'41" East 1279.79 feet, (1279.70 feet by deed) along the section line and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 87.26 feet along the east line of 1000 West Street;
Thence South 88°25'20" East 303.91 feet;
Thence North 0°07'41" East 55.43 feet;
Thence North 89°38'30" East 158.55 feet to the westerly line of the Utah Power and Light Company Corridor;
Thence South 27°09'00" East 92.14 feet along the westerly line to an angle point in the westerly line of the Utah Power and Light Company Corridor;
Thence South 36°41'00" East 96.04 feet along the westerly line of the Utah Power and Light Company Corridor to the Northeast Corner of said Lot 15;
Thence North 89°52'19" West 258.32 feet along the north line of said Lot 15;
Thence North 0°07'41" East 4.00 feet;
Thence North 89°52'19" West 303.00 feet to the point of beginning.
Contains 60,531 square feet, 1.390 acres.

Deed Parcel 9:
Jason R. and Shelby Holmes
Tax ID Parcel No. 12-065-0096
Beginning at a point North 0°07'41" East 769.4 feet along the section line and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence South 89°52'19" East 125 feet;
Thence North 0°07'41" East 98.59 feet;
Thence North 89°52'19" West 125 feet to the east line of a street;
Thence South 0°07'41" West 98.59 feet along said street to the point of beginning.
Contains 12,324 square feet, 0.283 acres.

Deed Parcel 10:
Steven and Janet Frey
Tax ID Parcel No. 12-065-0091
Beginning at a point North 0°07'41" East 768.4 feet and East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence South 0°07'41" West 98.59 feet;
Thence East 125 feet;
Thence North 0°07'41" East 98.59 feet;
Thence West 125 feet to the point of beginning.
Contains 12,323 square feet, 0.283 acres.

Total Parcel Description to Destination Homes
(Combined Description of All Deed Parcels
Less a Portion of 12-065-0005, 12-065-0086 and 12-065-0104)

Beginning at the Northwest Corner of Lot 10, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder, said point being North 0°07'41" East 670.81 feet along the section line to the extension of the north line of said Lot 10 of Wilcox Farms Amended and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 197.84 feet along the east line of 1000 West Street;
Thence North 89°52'19" West 33.00 feet to the center line of 1000 West Street and being on the section line;
Thence North 0°07'41" East 145.00 feet along the center line of 1000 West Street and the section line to the extension of a north line of Lot 15 of said Wilcox Farms Amended;
Thence South 89°52'19" East 250.00 feet to and along the north line to an interior corner of Lot 15 of said Wilcox Farms Amended;
Thence North 0°07'41" East 110.00 feet along a west line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 59.68 feet;
Thence North 0°07'41" East 96.14 feet to a south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 157.31 feet along the south line to a Southwest Corner of Lot 15 of said Wilcox Farms Amended and being on the east line of 1000 West Street;
Thence North 0°07'41" East 147.26 feet along the west line of said Wilcox Farms Amended and beyond, also being on the east line of 1000 West Street to a fence line;
Thence North 88°17'51" East 303.91 feet along a fence line to a fence corner post;
Thence North 0°07'41" East 55.32 feet along a fence line to a fence corner post;
Thence North 89°32'25" East 158.16 feet along a fence line to the westerly line of the Utah Power and Light Company Corridor;
Thence South 27°09'00" East 91.16 feet along the westerly line to an angle point in the westerly line of the Utah Power and Light Company Corridor;
Thence South 36°41'00" East 851.68 feet along the westerly line of the Utah Power and Light Company Corridor and also to and along the easterly line to the Southeast Corner of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 492.90 feet along the south line of Lot 15 to the Northeast Corner of Lot 12 of said Wilcox Farms Amended and being on the west line of 900 West Street;
Thence South 0°00'10" West 152.56 feet along the east line of Lot 12 of said Wilcox Farms Amended and also being on west line of 900 West Street;
Thence southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears North 89°59'50" West and long chord bears South 45°00'10" West 21.21 feet, with a central angle of 90°00'00") along the southeasterly line of Lot 12 of Wilcox Farms Amended and the west line of 900 West Street to the north line of 1600 South Street;
Thence North 89°59'50" West 206.51 feet along the south line of Lot 12 to and along the south line of Lot 11 of said Wilcox Farms Amended and being on the north line of 1600 South Street;
Thence northwesterly 40.20 feet along the arc of a 270.275 foot radius curve to the right, (center bears North 0°00'10" East and long chord bears North 85°44'12" West 40.16 feet, with a central angle of 8°31'16") along the south line of Lot 11 of said Wilcox Farms Amended and also being on the north line of 1600 South Street;
Thence northwesterly 49.04 feet along the arc of a 329.725 foot radius curve to the left, (center bears South 8°31'26" West and long chord bears North 85°44'12" West 48.99 feet, with a central angle of 8°31'16") along the south line to the Southwest Corner of Lot 11 of said Wilcox Farms Amended and also being on north line of 1600 South Street;
Thence North 0°00'10" East 161.62 feet along the west line to the Northwest Corner of Lot 11 of said Wilcox Farms Amended and being on the south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 210.68 feet along the south line of Lot 15 and beyond, also being on the north line of Lot 10 of said Wilcox Farms Amended to the point of beginning.
Contains 555,205 square feet, 12.746 acres.

Notes:

NEED AN UPDATED TITLE REPORT OF ALL DEED PARCELS FOR FINAL REVIEW BEFORE STAME AND SIGNATURE CERTIFICATION CAN BE ADDED. FEBRUARY 15, 2021.

1) For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 134538-JCP, dated September 16, 2020. Also a Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 135333-TOF, dated October 7, 2020.
2) Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 134538-JCP, dated September 16, 2020. See notes below from no. 3 to no. 27.
3) Schedule B-2, items no. 1.-8 are general exception notes and cannot be plotted on the drawing.
4) 3) Schedule B-2, item no. 9 refers to property taxes and cannot be plotted on the drawing.
5) Schedule B-2, item no. 10 states that the land is included within the boundaries of Clearfield City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, North Davis Fire District, and is subject to any and all charges and assessments levied thereunder and cannot be plotted on the drawing.
6) Schedule B-2, item no. 11 refers to minerals of whatsoever kind, surface and sub-surface and cannot be plotted on the drawing.
7) Schedule B-2, item no. 12 refers to the claim, right, title or interest to water of water rights and cannot be plotted on the drawing.
8) Schedule B-2, item no. 13 refers to Easements of record that are shown on the recorded plat of Wilcox Farms Amended, recorded on May 22, 2000 as Entry no. 1593382 in Book 2650 at Page 920 of the records of Davis County.
9) Schedule B-2, item no. 14 refers to the effect, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land. Such items observed during the field work, inspection and preparation of the Map of Survey are shown hereon.
10) Schedule B-2, items no. 15 is a Right of Way in favor of Pacificorp, an Oregon corporation, d/b/a Rocky Mountain Power and is plotted on the drawing.
11) Schedule B-2, item no. 16 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
12) Schedule B-2, item no. 17 is south of the property adjacent to 1700 South Street and is not within the subject property. Therefore nothing is plotted on the survey.
13) Schedule B-2, item no. 18 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
14) Schedule B-2, item no. 19 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
15) Schedule B-2, item no. 20 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
16) Schedule B-2, item no. 21 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
17) Schedule B-2, item no. 22 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
18) Schedule B-2, item no. 23 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
19) Schedule B-2, item no. 24 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
20) Schedule B-2, item no. 25 if Notice of Interest claim and the portion of this notice that is within the property is shown on the drawing.
21) Schedule B-2, items no. 26 - 28 refer to the 1969 Farmland Assessment Act and cannot be plotted on the drawing.
22) Schedule B-2, item no. 29 refers to a missing document reference in Affidavit of Survivorship and cannot be plotted on the drawing.
23) Schedule B-2, item no. 30 is a Deed of Trust and cannot be plotted on the drawing.
24) Schedule B-2, item no. 31 is a Deed of Trust and cannot be plotted on the drawing.
25) Schedule B-2, item no. 32 refers to Rights of tenants in the Land and cannot be plotted on the drawing.
26) Schedule B-2, item no. 33 refers to discrepancies, conflicts in the boundary lines, shortages in area, encroachments, or any other facts which an ALTA / NSPS Survey may disclose.
27) Schedule B-2, item no. 34 refers to past due taxes and cannot be plotted on the drawing.
28) Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 135333-TOF, dated October 7, 2020. See notes below from no. 29 to no. 34.
29) Number 1 refers to property taxes and cannot be plotted on the drawing.
30) Number 2 states that the land is included within the boundaries of Clearfield City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, North Davis Fire District, and is subject to any and all charges and assessments levied thereunder and cannot be plotted on the drawing.
31) Number 3 refers to the effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, and power, telephone, sewer, gas or water lines, which be ascertained by an inspection or survey of the subject Land. The items referenced above know by inspection of the land or of record are shown on the drawing. There may be effects of the items referenced above that are not know by either record or inspection.
32) Number 4 refers to Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmissions lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Westerly boundary of the subject Land, as evidenced by a visual inspection and those items visible by physical inspections on the Westerly boundary of the subject property are shown on the drawing.
33) Number 5 refers to a Right of Way Easement in favor of Mountain States Telephone and Telegraph Company recorded October 24, 1918, as Entry no. 27693, in Book F, at Page 302 and cannot be plotted on the drawing not being specifically disclosed in the document.
34) Number 6 refers to a Deed of Trust and cannot be plotted on the drawing.
35) The below items 36 - 40 reference Table A of the ALTA NSPS Land Title Survey Requirements.
36) Item no. 1 of Table A; Property Corners have been set on all angle points of boundary lines on this survey.
37) Item no. 4 of Table A; The gross land area is 495,815 square feet, or 11.382 acres.
38) Item no. 8 of Table A; Substantial features observed are shown on the drawing.
39) Item no. 11 Observed evidence of utilities are shown on the drawing.
40) Item no. 13 of Table A; Names of adjoining owners and tax id no.'s are shown on the drawing.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

CRIDDLE TO DESTINATION HOMES PROPERTY
ALTA / NSPS LAND TITLE SURVEY
900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

ALTA/NSPS
LAND TITLE SURVEY
PARCEL MAP

PROJECT NUMBER: L1894-J
PRINT DATE: 2/19/21
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: C.PRESTON

811 Know what's below. Call before you dig.

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

WEST QUARTER CORNER SECTION 11 T4N, R2W SLB&M (FOUND)

DAWNA F. AND CARL N. SMITH 12-053-0008

SCOTT AND CINDY CRAWLEY 12-065-0037

SCOTT AND CINDY CRAWLEY 12-065-0070

SET BAR AND CAP

N 89°32'25" E 158.16' (158.55' DEED)

EXISTING FENCE POST IS PROPERTY CORNER

N 0°07'41" E 55.32' (55.43' DEED)

S 27°09'00" E 91.16' (90.14' DEED)

N 88°17'51" E 303.91' 303.91'

EXISTING FENCE POST IS PROPERTY CORNER

DEED PARCEL 8
CON AND JERILYN WILCOX
12-065-0104
59,947 sq.ft.
1.376 acres

JAY N. AND MELANIE SMITH 12-053-0064

N 0°07'41" E 147.26' 87.26'

S 89°52'19" E 303.00'

S 0°07'41" W 4.00'

N 89°52'19" W 561.23'

S 89°52'19" E 258.23' (258.32' DEED)

4.00'

DEED PARCEL 7
CON AND JERILYN WILCOX
12-065-0086
1,212 sq.ft.
0.028 acres

1475 SOUTH STREET

S 89°52'19" E 217.00'

SET BAR AND CAP

N 89°52'19" W 157.31'

S 89°52'19" E 59.68'

N 0°07'41" E 96.14' 96.14'

95.14'

DEED PARCEL 6
CON L. AND JERILYN WILCOX
12-065-0186
5,738 sq.ft.
0.132 acres

QUITZE GARCIA 12-065-0187

GINA AND PLATTER ERICKSON 12-053-0027

N 89°52'19" W 59.68'

S 0°07'41" W 96.14'

N 0°07'41" E 110.00'

DAVID AND JARILYNN WOOD 12-065-0023

CHERYL A. AVERY 12-053-0039

WITHIN DEED PARCEL 5 TO BE DEDICATED TO CLEAFIELD CITY FOR STREET (1000 WEST STREET)
4,785 sq.ft.
0.110 acres

BASIS OF BEARING, N 1°15'15" W 2639.06' RECORD BY CALC. 2576.12' MEASURED

S 89°52'19" E 250.00'

348.99'

S 89°52'19" E 99.00'

348.99'

DEED PARCEL 5
CON JARED AND MICHELLE E. WILCOX
12-065-0005
46,424 sq.ft.
1.066 acres

1000 WEST STREET

N 0°07'41" E 145.00'

S 0°07'41" W 145.00'

S 0°07'41" W 123.00'

TOTAL PARCEL DESCRIPTION TO DESTINATION HOMES

GROSS:
555,205 sq.ft.
12.746 acres
NET AFTER STREET DEDICATION
550,420 sq.ft.
12.636 acres

DEED PARCEL 3
LOT 15
WILCOX FARMS LC
12-391-0015
364,861 sq.ft.
8.375 acres

UTAH POWER AND LIGHT CORRIDOR

S 36°41'00" E 851.68' 705.64'

DARRELL K. AND LOLA NICHOLS 12-053-0040

S 0°07'41" W 22.00'

N 89°52'19" W 190.00'

N 89°52'19" W 166.00'

24.00'

24.00'

S 0°07'41" W 22.00'

SET BAR AND CAP

159.00'

S 89°52'19" E 125.00'

SET BAR AND CAP

DEED PARCEL 4
CON L. AND JERILYN WILCOX
12-391-0023

N 89°52'19" W 25.00'

528 sq.ft.
0.012 acres

LUCIO SALAMANCA 12-053-0041

N 89°52'19" W 33.00'

DEED PARCEL 9
SHELBY AND JASON HOLMES
12-065-0096
12,406 sq.ft.
0.285 acres
(12,325 SQ.FT. DEED)
(0.283 ACRES DEED)

99.72' (98.59' DEED)

99.25' (98.59' DEED)

SET BAR AND CAP

N 89°52'19" W 125.00'

SET BAR AND CAP

N 0°07'41" E 197.84'

N 0°07'41" E 197.84'

GARY D. MECHAM 12-053-0042

STEVE AND JANET FREY 12-065-0091
12,323 sq.ft.
0.283 acres

98.59'

98.59'

S 89°52'19" E 33.00'

125.00'

SET BAR AND CAP

N 89°52'19" W 210.68'

N 89°52'19" W 889.00'

FOUND STANTEC BAR AND CAP

155.40'

155.02'

FOUND BAR AND CAP

N 89°52'19" W 492.90'

SET BAR AND CAP

SARAH N SANDBERG 12-053-0043

POINT OF BEGINNING
WILCOX TO DESTINATION PARCEL
FOUND WASATCH BAR AND CAP

LOT 10

WILCOX FARMS AMENDED

DEED PARCEL 1
LOT 11
WILCOX FARMS LC
12-391-0011
25,813 sq.ft.
0.593 acres

DEED PARCEL 2
LOT 12
WILCOX FARMS LC
12-391-0012
25,953 sq.ft.
0.596 acres

N 0°00'10" E 161.62'

N 0°00'10" E 167.90'

S 0°00'10" W 152.56'

900 WEST STREET

LOT 13

LOT 25

WILCOX FARMS AMENDED PHASE 5

WILCOX FARMS AMENDED

872 WEST

942 WEST

922 WEST

KIRT LARSEN 12-053-0044

N 0°07'41" E 670.81'

2639.40' MEASURED ON WILCOX FARMS AMENDED PLAT 2639.39' RECORD DCS

NOT SET

FOUND BAR AND CAP

NOT SET

66.49'

140.02'

NOT SET

N 89°59'50" W 206.51'

NOT SET

1600 SOUTH STREET

D=8°31'16"
R=329.725
L=49.04'
CB=N 85°44'12" W
C=48.99'

D=8°31'16"
R=270.275
L=40.20'
CB=N 85°44'12" W
C=40.16'

D=90°00'00"
R=15.00
L=23.56'
CB=S 45°00'10" W
C=21.21'

SOUTHWEST CORNER SECTION 11 T4N, R2W SLB&M (NOT FOUND)

N 42°54'07" E 91.06' RECORD

WITNESS CORNER TO SOUTHWEST CORNER SECTION 11 (FOUND BRASS DISK IN CONCRETE

REES HOLDINGS
AZA A CONDOMINIUM

CLEARFIELD BUSINESS PARK CONDOMINIUMS

LOT 7

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
SYRACUSE, DAVIS COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

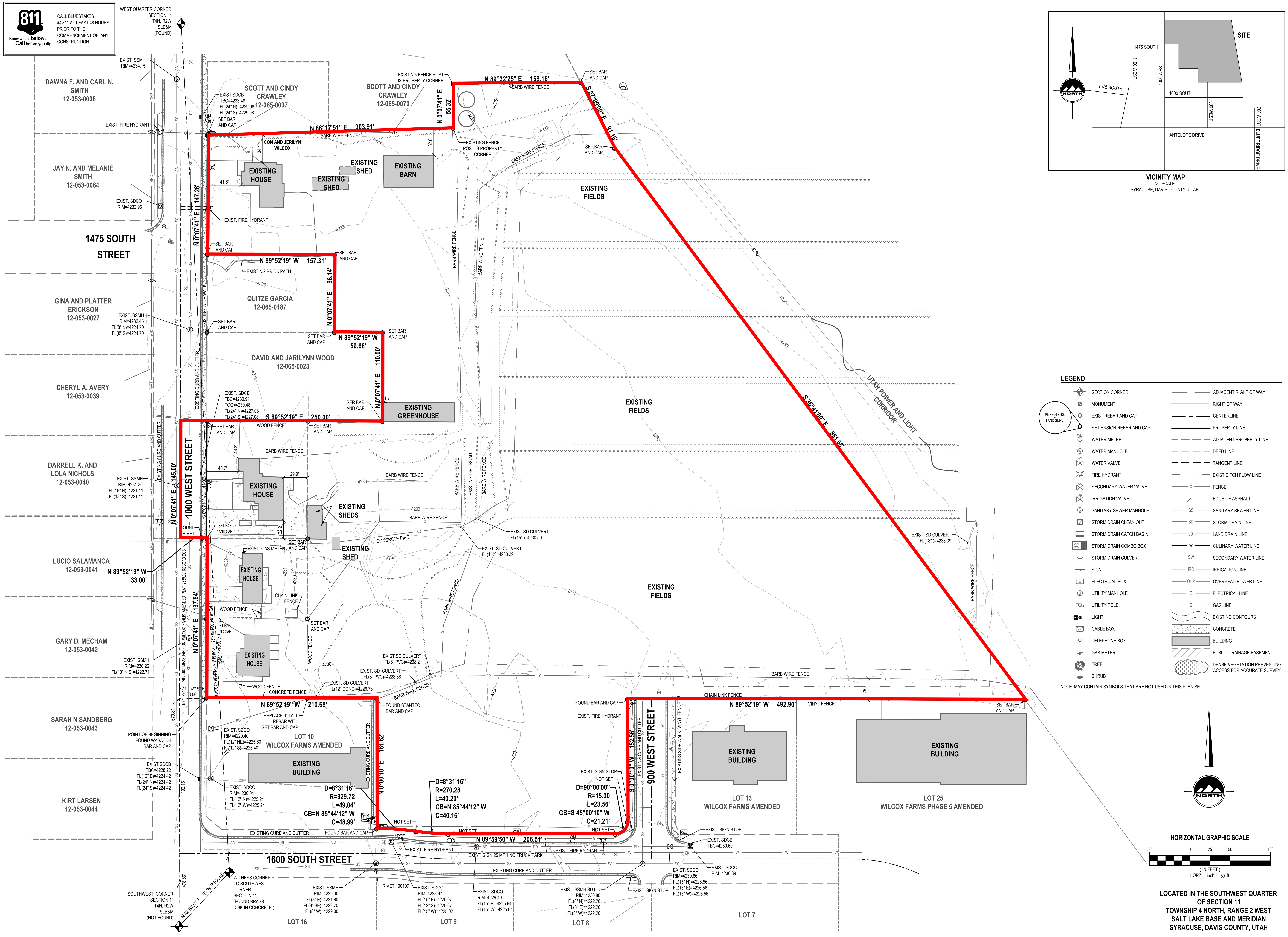
FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

CRIDDLE TO DESTINATION HOMES PROPERTY
ALTA / NSPS LAND TITLE SURVEY

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

ALTA/NSPS
LAND TITLE SURVEY
PARCEL MAP

PROJECT NUMBER L1894-J
PRINT DATE 2/19/21
DRAWN BY A.SHELBY
CHECKED BY K.RUSSELL
PROJECT MANAGER C.PRESTON



ENSIGN

THE STANDARD IN ENGINEERING

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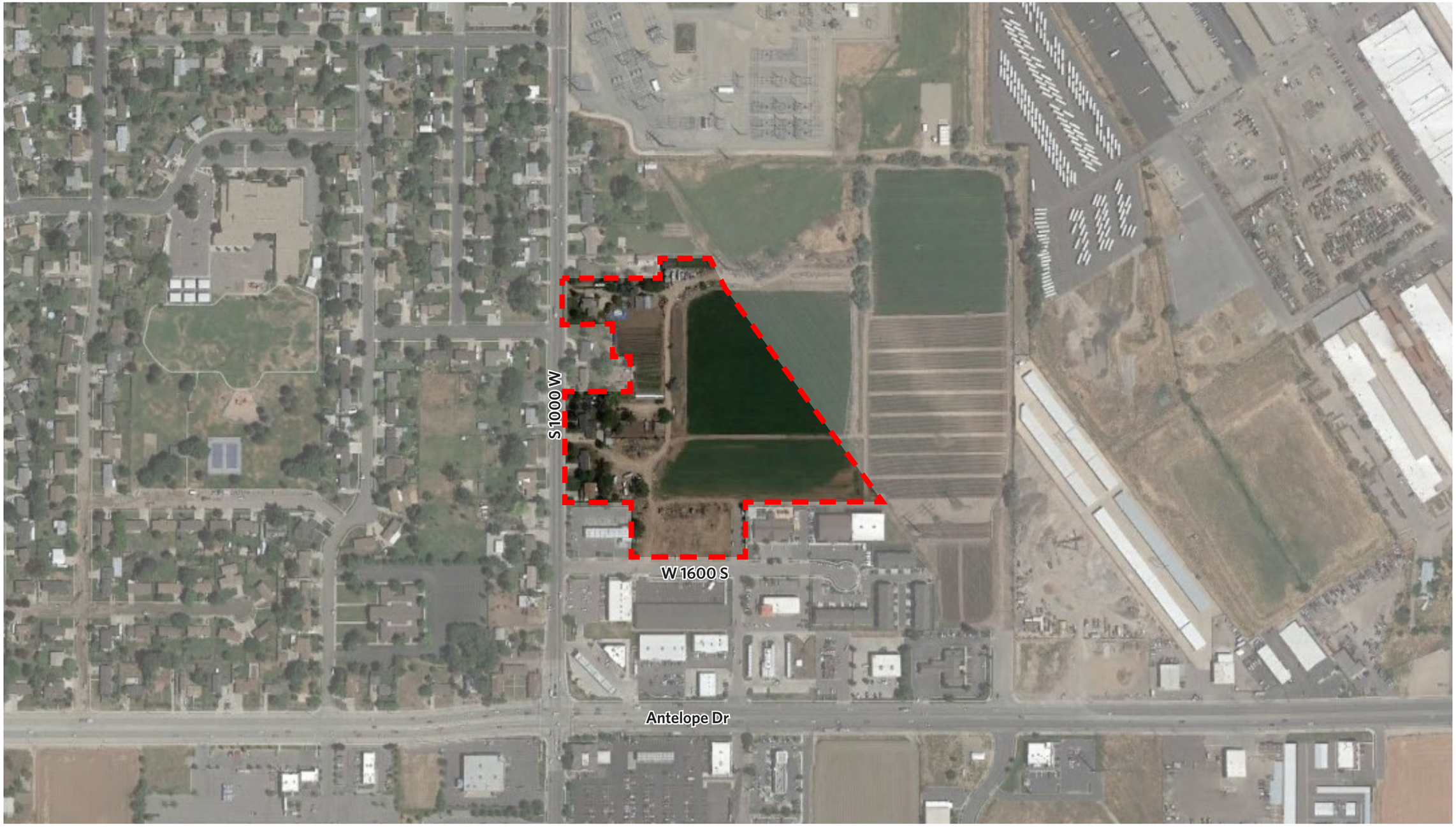


April 2021
Clearfield, Utah

WILCOX SITE MASTER PLAN

Conceptual Site Planning

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SITE LOCATION MAP

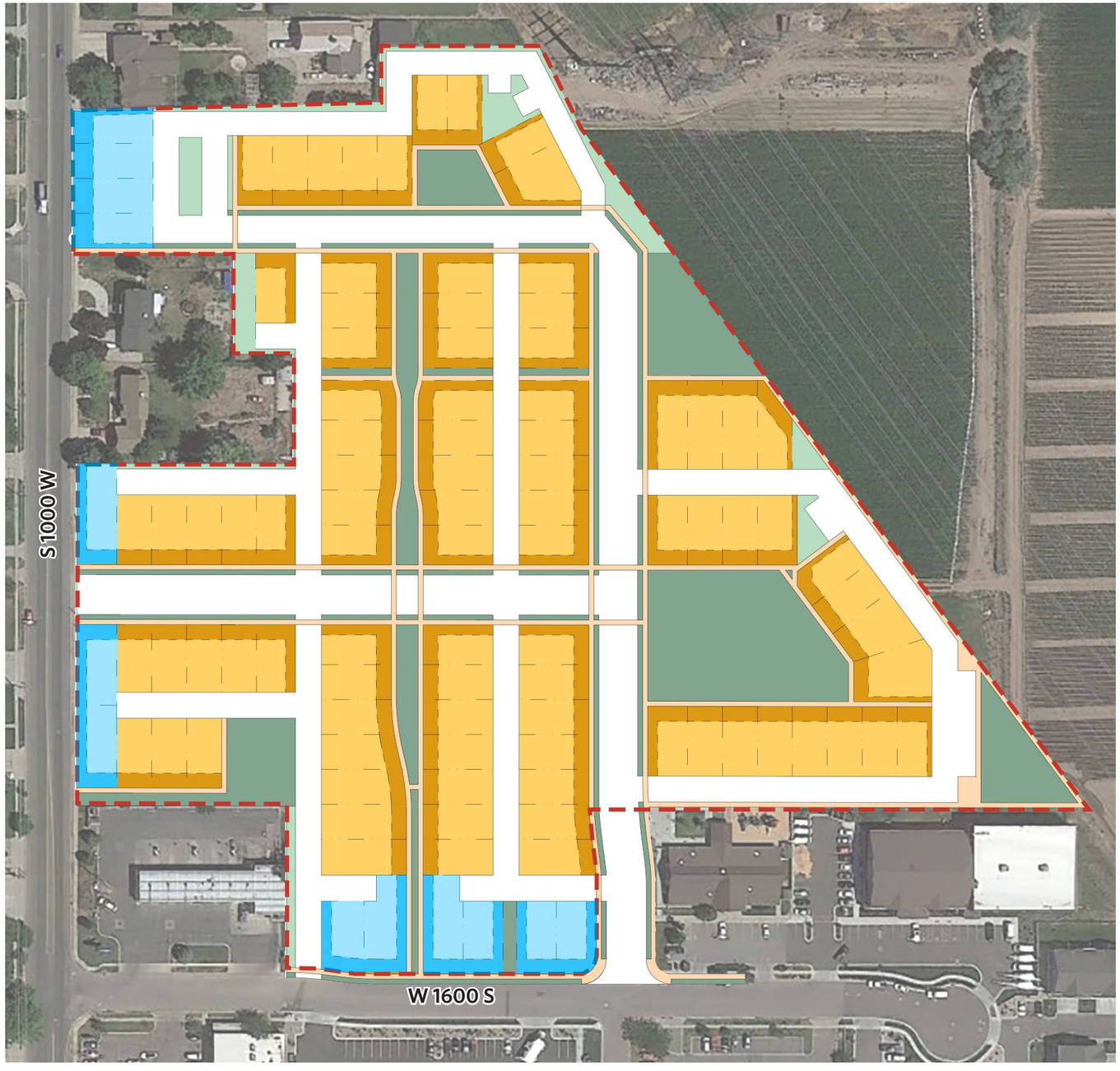


Illustrative Plan: 1" = 120'

Unit Count: 101

MASTER PLAN

URBAN DESIGN ASSOCIATES



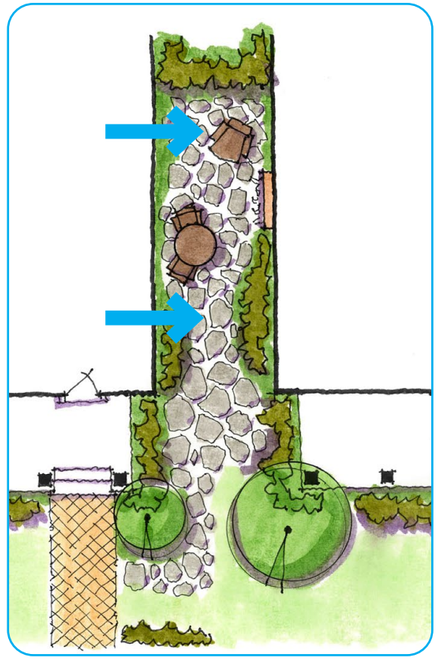
Illustrative Plan: 1" = 120'

PLAN SCRIPTING

Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

GENERAL STANDARDS

- Maximum of two Victorian-style elevations in a row
- Maximum of four Arts & Crafts, Colonial Revival, or English Romantic-style elevations in a row
- Maximum of three 3-story elevations in a row
- Two story elevations shall be located in the indicated plan locations



CONCEPTUAL SIDEYARD USE EASEMENT

- The image to the left is a conceptual illustration to show how side yard use easements can allow for larger side yards for a homeowner
- Scripting of selected lot placement can allow for these special conditions throughout the plan

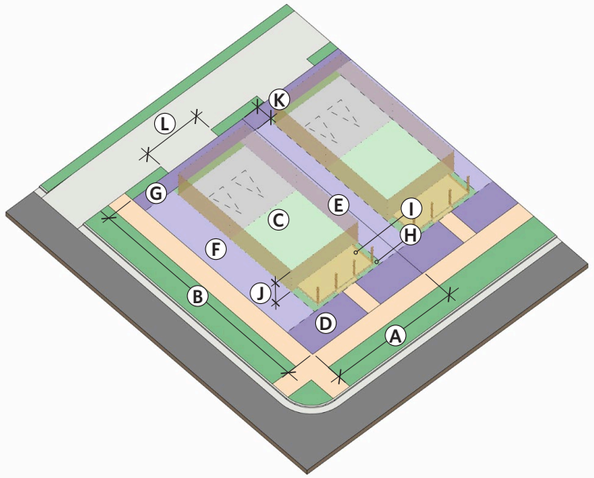
UNIT COUNT

	Count
Hartford Series (35-40x70)	101
Total	101

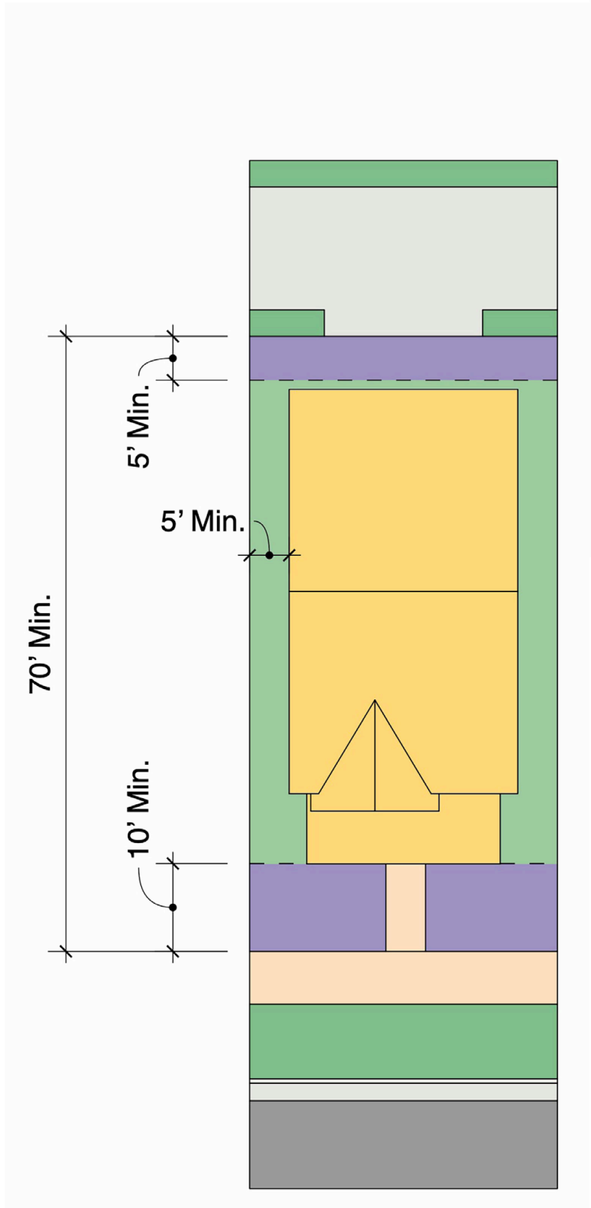
PROJECT BOUNDARY

REQUIRED TWO STORY ELEVATION LOCATION

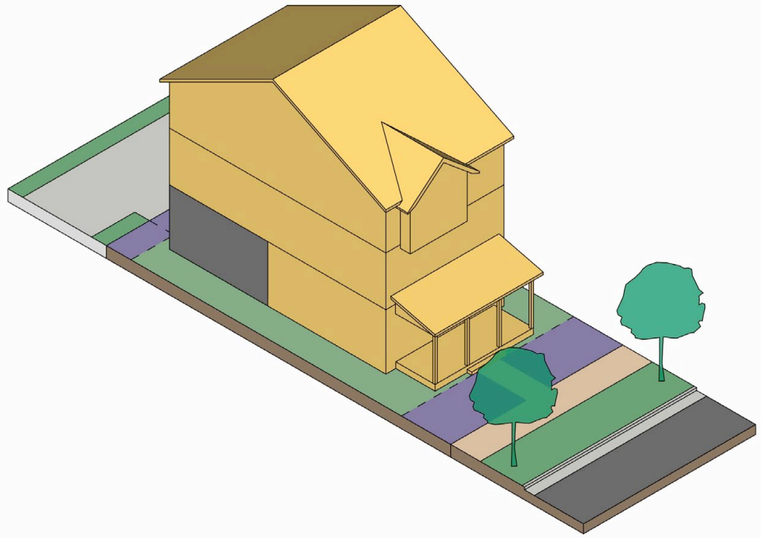
MASTER PLAN SCRIPTING

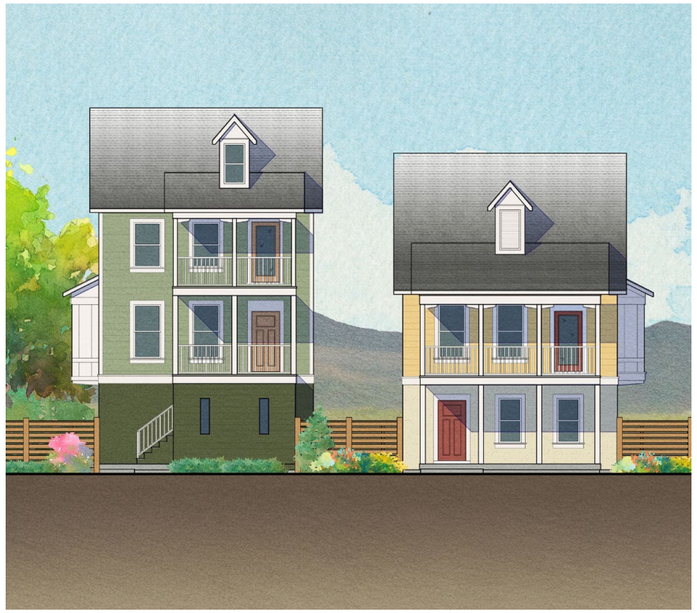


		Typical Lot Size
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
		Setbacks
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min. — 7 ft. max.
		Facade Zone
H		10 ft.
		Porch Encroachments
I		2 ft.
		Height
J		2 – 3 stories
		Garage Setback
K		5 ft. min.
		Maximum Driveway Approach Cut Width
L		20 ft.
		Above Ground Livable Area
		1,100 sf min.



FRONT & REAR SETBACKS





Building Placement Example

BUILDING PLACEMENT GUIDELINES

ROOFS
- Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare, maximum of two skylights per roof plane
- Roof vents of any kind must be painted to match the roof shingles
- 30-year asphalt architectural shingles
- Other roofing materials may be approved by Architectural Review Board

SOFFITS

Common Material
- Aluminum soffits and fascia materials are permitted

Custom Material
- Smooth fiber-cement boards

GUTTERS AND DOWNSPOUTS
- Downspouts must be located away from prominent corners, and must drain away from window wells

TRIM
- Transitions between materials must be trimmed and flashed in a manner appropriate to the style

BASE
- Foundations may be covered with plaster, stucco, brick, or stone

CLADDING
- Cement board, siding, shingles, stucco, brick, or stone may be used in a manner appropriate to the style
- T-1-11, vinyl, or aluminum siding materials are not allowed

SIDING
- Only smooth siding permitted

SHINGLES
- Weave at corners or terminate with appropriate corner trim board

MASONRY/BRICK
- Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner
- Trim with an appropriate masonry water table detail
- Headers or lintels must span openings

MASONRY/STUCCO
- Stucco must be a smooth sand pebble fine finish
- Quartz stone finish is not allowed
- Windows, doors, and other openings within a stucco wall must be trimmed with cement board or stucco trim.
- Other trims may be approved by Architectural Review Board

CHIMNEYS
- Stucco or brick on all sides
- Siding is not allowed on chimneys

COLUMNS AND RAILINGS
- Rails must be attached to porch columns
- Four-inch maximum distance between porch pickets

COLOR
- Color must be approved by the Architectural Review Board and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks between trim and wall plane; gable ends and accent panels; plane changes

LIGHTING
- Porches must be lighted
- Provide flanking fixtures on garage doors located in lanes



APPROVED MATERIALS

CONCEPTUAL RENDERING OF HOMES FRONTING S 1000 W



URBAN DESIGN ASSOCIATES

CONCEPTUAL RENDERING OF HOMES FRONTING A PASEO



CONCEPTUAL RENDERING OF HOMES FRONTING THE NEIGHBORHOOD PARK



From: Nancy Dean
To: Spencer Brimley; Brad McIlrath
Cc: Wendy Page
Subject: FW: New Public Comment Form (ID #8173) Entry
Date: Wednesday, May 19, 2021 1:22:37 PM

Wanted to forward this on for consideration but there is no public comment right now.

From: bounce+pr=clearfieldcity.org@b.atomicsites.net <bounce+pr=clearfieldcity.org@b.atomicsites.net> **On Behalf Of** Clearfield City Corporation
Sent: Tuesday, May 18, 2021 8:08 PM
To: Nancy Dean <nancy.dean@clearfieldcity.org>
Subject: New Public Comment Form (ID #8173) Entry

Name

Gary Mecham

Are you a:

Non-Resident

Date

05/18/2021

Telephone Number

8017730282

Public Hearing Item

1525 S 1000 W in Clearfield

Comments

I can't find anything on this property. My biggest concern is putting a road just up from the car wash. It will create and unsafe situation for those of us who live right across the street. If there is a road onto 1000 west it should be straight across from 1475 S in Syracuse. Traffic flow would be easier and much safer. Creating a road at 1525 is much to close to the car wash road. 1000 W is very busy and very congested at times. Especially around 5:00. In my opinion the road should be at 1475 which would effect Con Wilcox property and this next door neighbor (house removal). That would be the safest place to put the road.

Planning Commission
STAFF REPORT

AGENDA ITEM
#4

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 2nd, 2021**

SUBJECT: Discussion and Possible Action on **SP 2021-040081**, a site plan amendment request by Emily Haltli with Haltli's Haven Childcare to amend the previously approved site plan to construct a playground for a daycare facility at the subject location. **Location:** 458 East 700 South (TIN: 15-011-0003). **Parcel Area:** 0.74 Acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

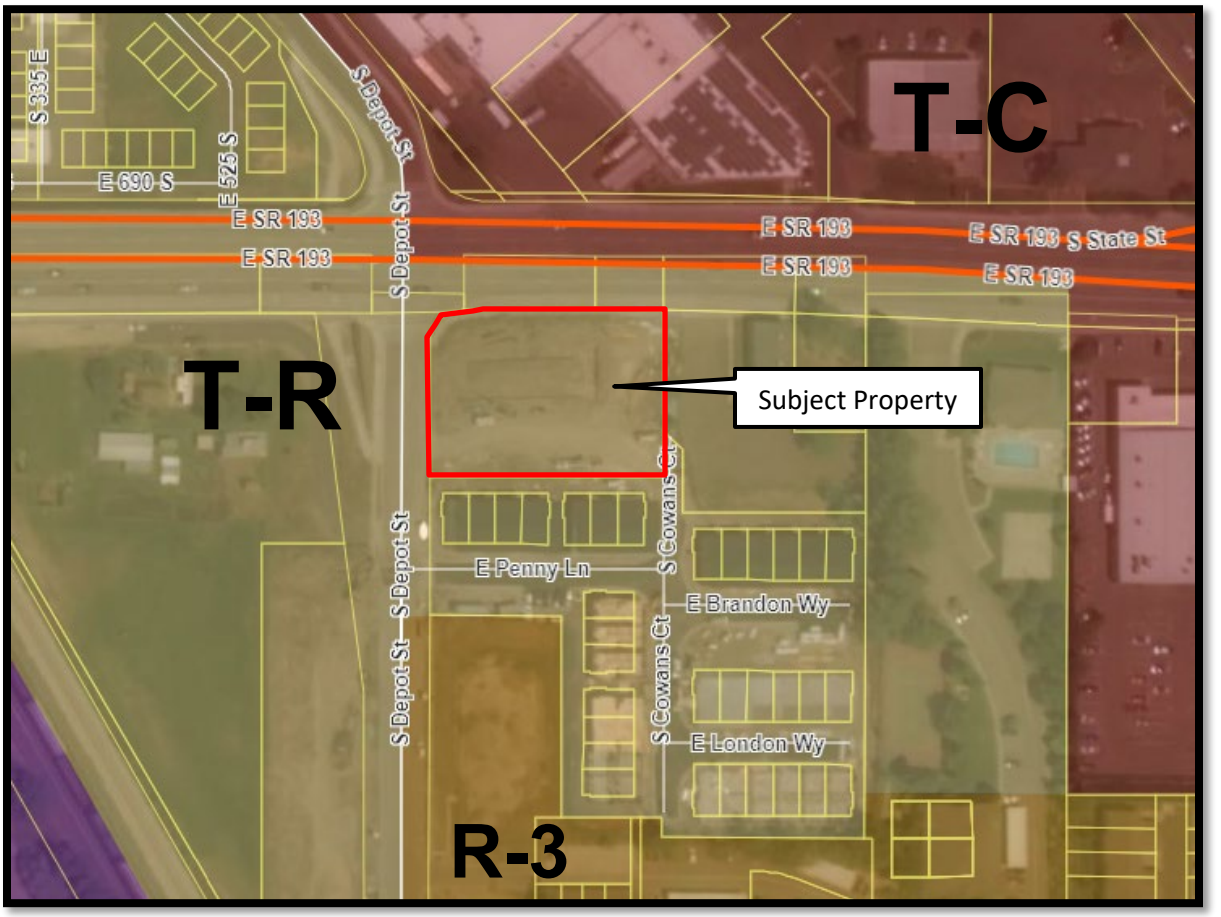
Staff recommends that the Planning Commission **approve as conditioned, SP 2021-040081**, a site plan amendment by Emily Haltli with Haltli's Haven Childcare to amend the previously approved site plan to construct a playground for a daycare facility at the property addressed 458 East 700 South (TIN: 15-011-0003). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Depot Crossing Daycare
Site Location	458 East 700 South
Tax ID Number	15-011-0003
Applicant	Emily Haltli
Owner	Jim Peterson, Depot Commercial LLC
Proposed Actions	Site Plan Amendment
Current Zoning	T-R (Town Neighborhood Residential)
Site Area	0.74 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial Retail	T-C (Town Mixed Commerce)	Mixed Use
East	Religious	T-R (Town Neighborhood Residential)	Commercial
South	Townhome Residential	T-R (Town Neighborhood Residential)	Commercial
West	Townhome Residential & Agriculture	T-R (Town Neighborhood Residential)	Commercial

Aerial Image & Zoning



BACKGROUND

The applicant is requesting site plan approval to amend the previously approved site plan to operate a daycare facility from this location. The Depot Crossing Commercial building was previously approved as a multi-tenant office building in January 2019. At the time the site plan was approved the property was located in the T-C (Town Commerce) Zone. With the recent update to the Form-based Code (FBC) in February 2020, the property was rezoned to T-R (Town Neighborhood Residential) which allows commercial daycare facilities as a permitted as a neighborhood service under 12,000 square feet. The applicant proposes to use the entire building for the daycare facility and amend to the site plan by replacing the seven (7) parking stalls and drive aisle area on the east side of the building with a commercial playground for the daycare. Site access and landscaping will have minimal changes which all conform to the FBC and the parking required for the daycare is sufficiently accommodated with the remaining parking spaces. The building design, site design, and public improvements will remain unchanged and conform to the FBC.

CITY DEPARTMENT / AGENCY REVIEW

On May 10th and May 19th, 2021 copies of the plans were provided to the North Davis Fire District, Review Engineer, Building Official, and Public Works staff. The Review Engineer has no concerns regarding the proposed site changes. The North Davis Fire District has provided a review letter which is included as an attachment to this report. No other comments have been provided to date.

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

CONCLUSION AND STAFF RECOMMENDATION

The Downtown Clearfield Form-based Code allows the Planning Commission to: 1) approve, 2) approve with conditions, or 3) deny the application until it can meet City Standards.

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 2021-040081**, a site plan amendment by Emily Haltli with Haltli's Haven Childcare to amend the previously approved site plan to construct a playground for a daycare facility at the property addressed 458 East 700 South (TIN: 15-011-0003). This recommendation is based on the discussion and findings of the Staff Report.

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.

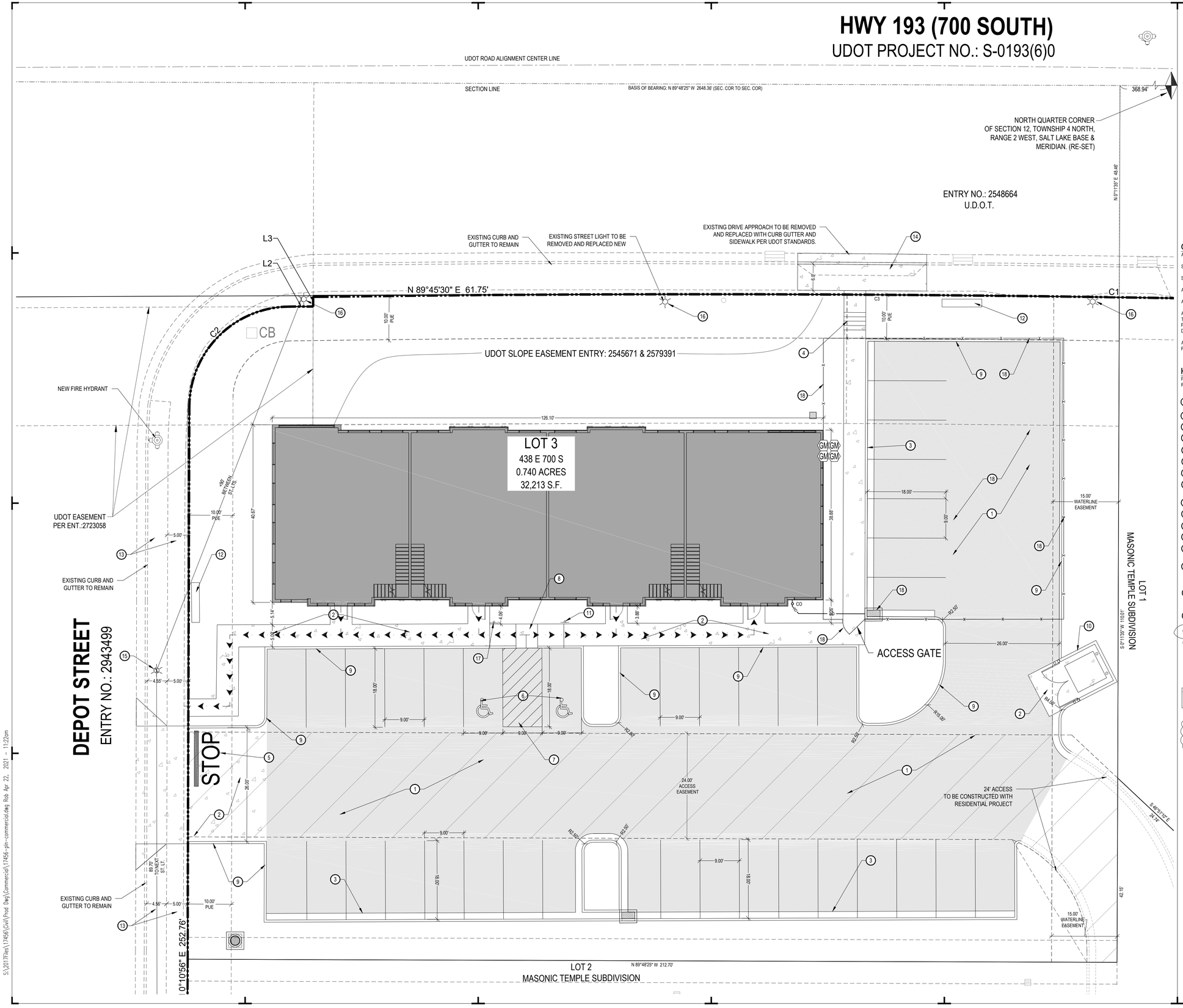
1) The plans shall be revised to comply with North Davis Fire District standards outlined in the review letter.
2) The project shall comply with all other previously approved aspects of the Depot Crossing Commercial building approval as outlined in the Notice of Decision dated 11 January 2019 as well as shown on the approved set of plans dated 23 August 2019.
3) The plans shall be revised to address all other city comments not already called out as conditions of approval and noted on the plans.
4) The applicant shall obtain a building permit for all tenant improvement work to create the commercial daycare.

ATTACHMENTS

1. Original Site Plan
2. Playground Amendments
3. Preliminary Floor Plans
4. North Davis Fire District Review Letter dated 20 May 2021
5. Depot Crossing Commercial Notice of Decision dated 11 January 2019

HWY 193 (700 SOUTH)

UDOT PROJECT NO.: S-0193(6)0



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

DESCRIPTION	AREA	%
HARDSCAPE	16,791 SQFT	52%
LANDSCAPE	10,422 SQFT	32%
BUILDINGS	5,000 SQFT	16%
TOTAL	32,213 SQFT	100.0000

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

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

ALL INTERIOR ROADS, PARKING LOTS, UTILITIES, LANDSCAPING, SIDEWALK MAINTENANCE AND OTHER PRIVATE IMPROVEMENTS, WILL NOT BE MAINTAINED BY THE CITY.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'B4', SHEET C5.01.
2. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A4', SHEET C5.01.
3. 24" CONCRETE TYPE A CATCH CURB AND GUTTER. SEE APWA STANDARD DETAIL 205.1, SHEET C5.01.
4. CONCRETE STAIRS TO ALLOW PEDESTRIAN CONNECTION.
5. PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP".
6. PAINTED ADA SYMBOL. SEE DETAIL 'B1', SHEET C5.01.
7. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL 'A2', SHEET C5.01, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
9. 6" CURB WALL. SEE DETAIL 'A1', SHEET C5.01.
10. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. ADA PARKING SIGN. SEE DETAIL 'B3', SHEET C5.01.
12. NEW BENCH TO BE INSTALLED AT BACK OF SIDEWALK AS REQUIRED BY CODE.
13. EXISTING PARK STRIP TO REMAIN AS IS AND EXISTING SIDEWALK TO BE WIDENED TO 5 FEET.
14. NEW TYPE B1-A CURB AND GUTTER, AND SIDEWALK PER UDOT STANDARD PLAN GW-2B AND PW-5 RESPECTIVELY. SEE DETAILS SHEET C5.01. REPLACE CURB GUTTER AND SIDEWALK TO NEAREST JOINT.
15. NEW SINGLE ACORN STREET LIGHTING IN PARK STRIP OF DEPOT STREET PER CLEARFIELD CITY STANDARDS, SEE SHEET C5.03. NEW LIGHT IS 90' FROM PROPOSED DOUBLE ACORN ON 700 S STREET AND 90 FEET FROM THE NEW PROPOSED SINGLE ACORN ON THE DEPOT CROSSING RESIDENTIAL PLAN SET.
16. NEW DOUBLE ACORN ARTERIAL STREET LIGHT BEHIND SIDEWALK PER CLEARFIELD CITY STANDARDS.
17. VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'B3', SHEET C5.01. 1
18. NEW 6' FENCE TO ENCLOSE PLAYGROUND AREA. INSTALL 1 GATE AS SHOWN ON THE SOUTH EAST CORNER OF THE PLAYGROUND. PLACE CERTIFIED SAFE PLAYGROUND RUBBER MULCH 5" DEEP WITHIN THE ASPHALT ENCLOSED AREA. 1,435 C.F. OR 53 C.Y. INSTALL DRAINAGE FABRIC OVER STORM DRAIN INLET, WRAP FABRIC UNDER GRATE TO HELP IT REMAIN IN PLACE. FABRIC SHOULD ALSO BE PLACED ALONG THE SOUTH EDGE WITHOUT A CURB . WRAP FABRIC 6" UP THE FENCE AND EXTEND IT BACK 18" FROM FENCE TO PREVENT MULCH FROM ESCAPING ENCLSURE. FABRIC SHOULD BE FASTENED TO ASPHALT AND FENCE EVERY 4' O.C. TO HELP IT REMAIN IN PLACE.

ACCESS EASEMENT ACROSS LOT 3 IN FAVOR OF LOT 2

INDICATES ADA ACCESSIBLE ROUTE., 2% MAX CROSS SLOPE 5% MAX RUNNING SLOPE. 1

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER No. 7754802-2202 ROBERT J. POIRIER 4-22-21 STATE OF UTAH

DEPOT CROSSING COMMERCIAL

438 EAST 700 SOUTH
CLEARFIELD, UTAH 84015

REVISIONS

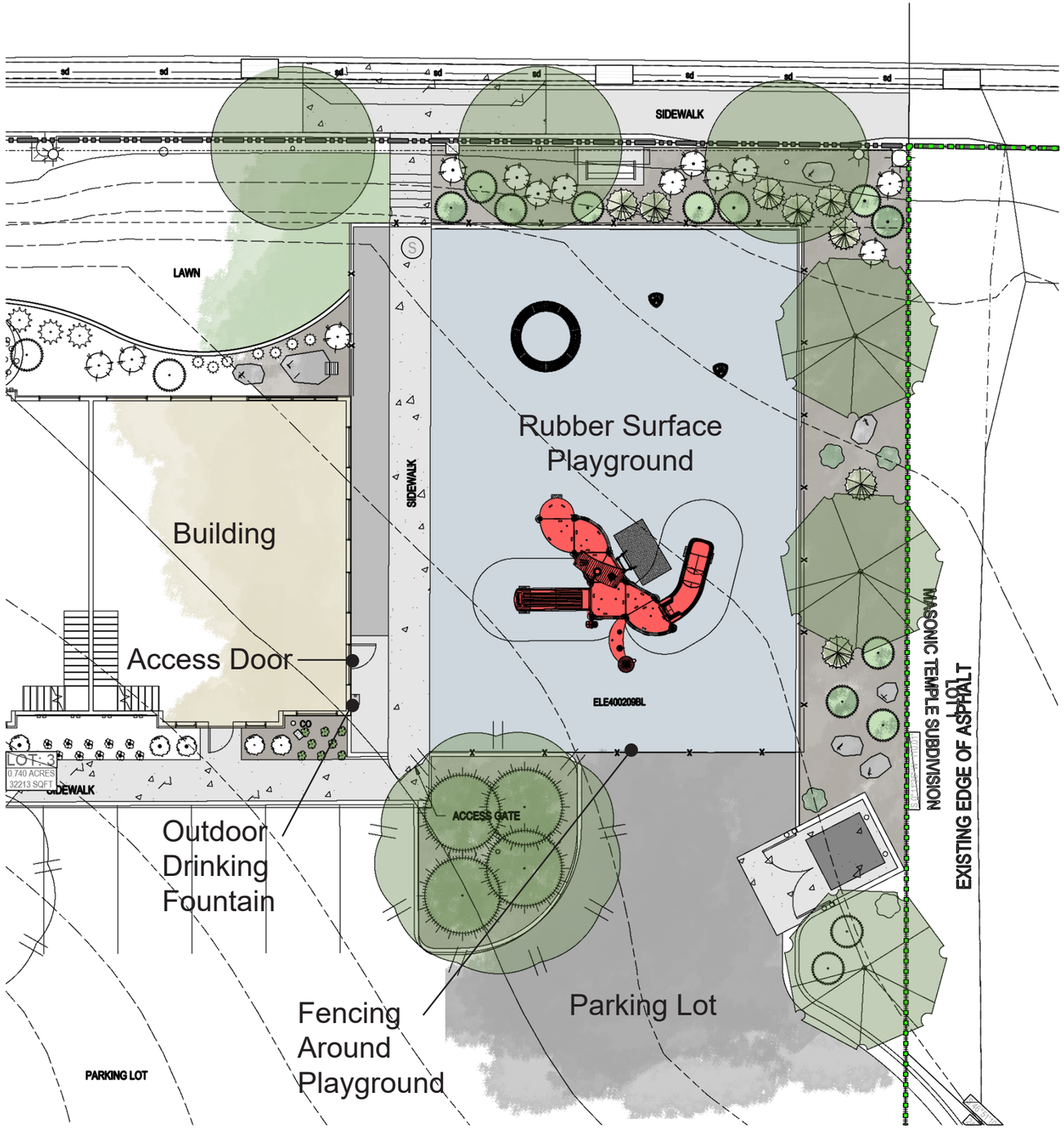
REV	DATE	DESCRIPTION
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B	4-22-21	ADDED PLAYGROUND AREA

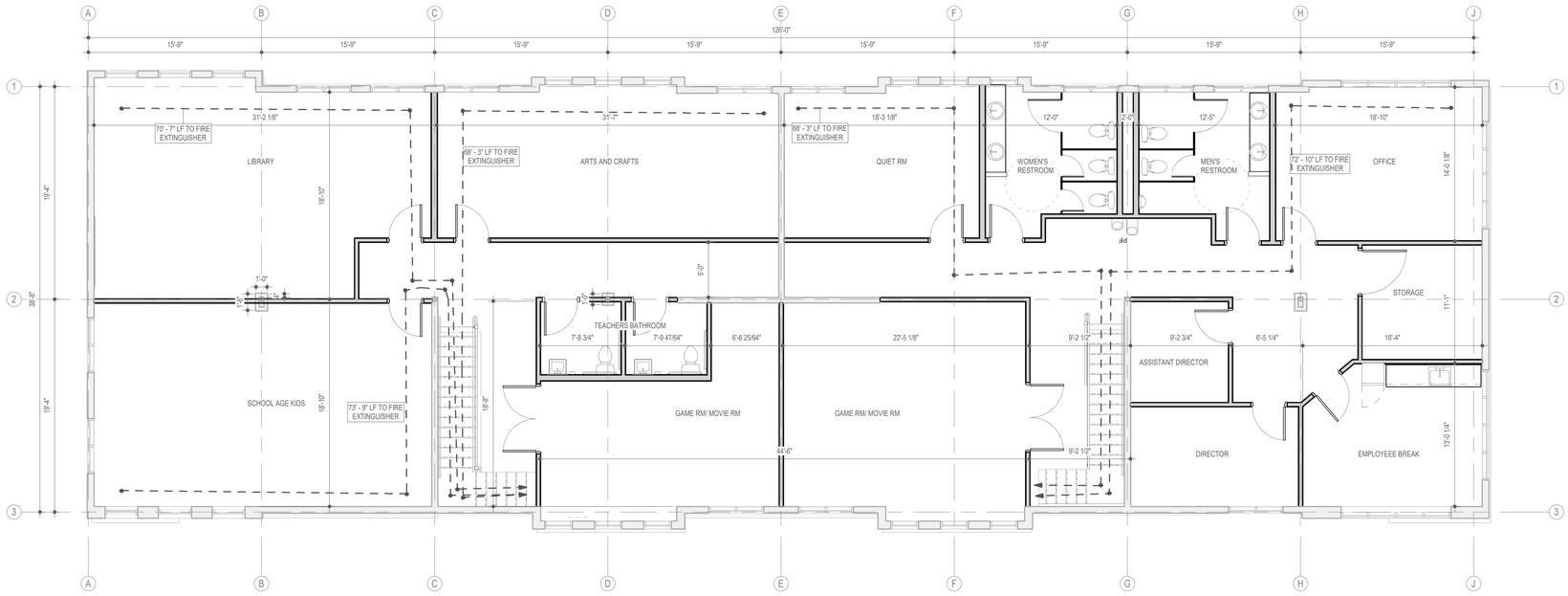
PROJECT NO:	17456
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	4-22-21

SITE PLAN

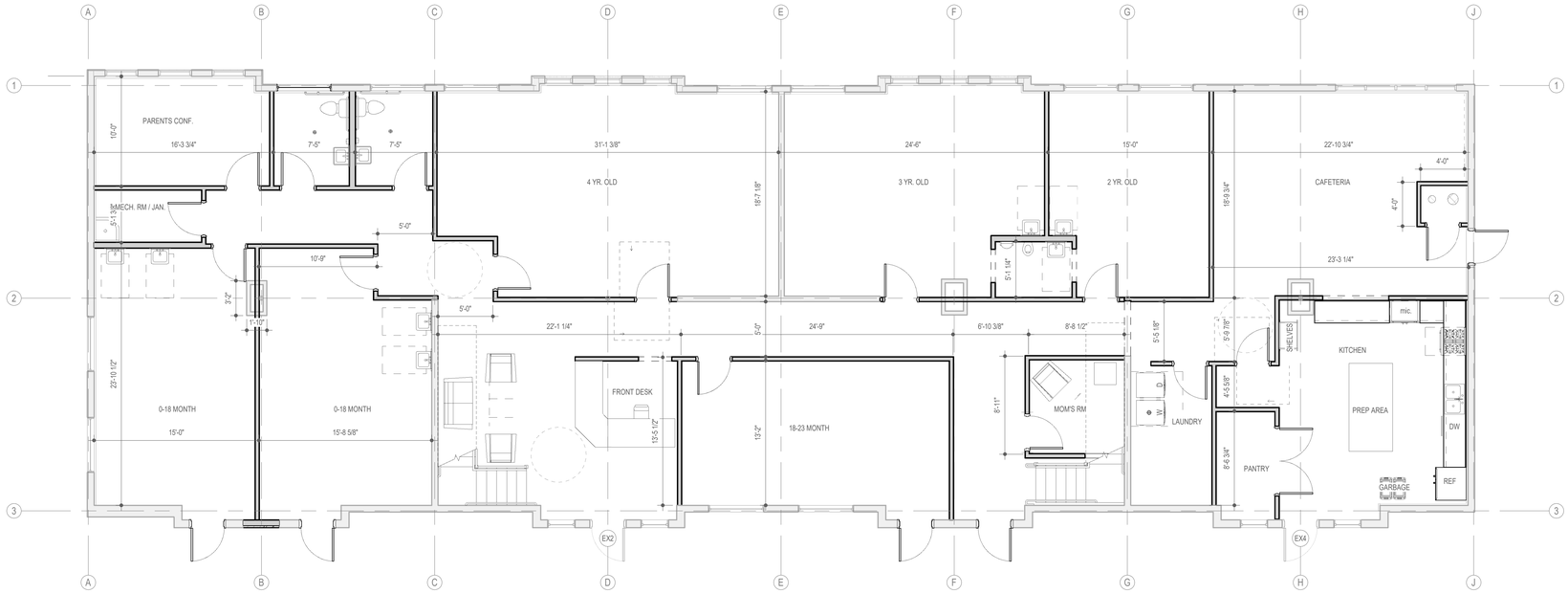
C1.01

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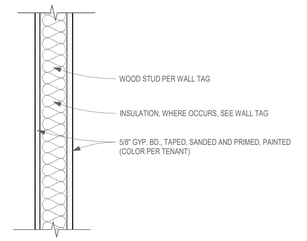

SIDEWALK
LAWN
Rubber Surface
Playground
Building
SIDEWALK
Access Door
ELE400209BL
MASONIC TEMPLE SUBDIVISION
EXISTING EDGE OF ASPHALT
LOT 1
LOT 3
0.740 ACRES
32213 SQFT
SIDEWALK
ACCESS GATE
Outdoor
Drinking
Fountain
Parking Lot
Fencing
Around
Playground
PARKING LOT



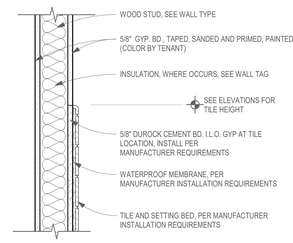
2 LEVEL 2
3/16" = 1'-0"



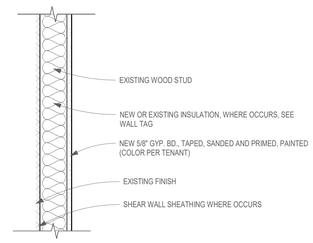
1 LEVEL 1
3/16" = 1'-0"



3 W1 - INTERIOR WOOD FRAMED WALL
1 1/2" = 1'-0"



4 TYPICAL TILE AT INTERIOR FRAMED WALL
1 1/2" = 1'-0"



5 EW1 - EXISTING WALL FINISH
1 1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE CEILING PLAN

3. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

4. SEE COVER SHEET FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

5. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

6. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.

7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

8. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR WATER, SEWER, AND ANY GAS REQUIREMENTS.

WALL TAG LEGEND

WALL MATERIAL TYPE — W1 — WALL TYPE NUMBER (SEE WALL TYPES)
WALL CORE THICKNESS (SEE TABLE BELOW) — a — SPECIAL REQUIREMENTS
1

WALL MATERIAL TYPE	
WOOD	W
METAL	M
MASONRY	B
CONCRETE	C

SPECIAL REQUIREMENTS

1. FILL ALL EXTERIOR FRAMING CAVITIES WITH THERMAL BATT INSULATION, PER TABLE BELOW

2. FILL ALL INTERIOR FRAMING CAVITIES WITH ACOUSTIC SOUND INSULATION

3. TILE FINISH ON RESTROOM SIDE OF WALL

WALL CORE THICKNESS	a	b	c	d	e
WOOD	2"x4"	2"x6"	2"x8"	(2)2"x4"	(2)2"x6"
METAL*	1.5"x3.5"	1.5"x5.5"	-	-	-
MASONRY	4"	6"	8"	10"	12"
CONCRETE	4"	6"	8"	10"	12"

* METAL STUD SIZES MAY VARY

MINIMUM WALL INSULATION	
a -	R14
b-	R19
c -	R30

LMnt
ARCHITECTURE
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Construction Management
LEED Consulting

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SEAL:

project: XXX
438 EAST 700 SOUTH
CLEARFIELD, UTAH 84015

project no: 21018

date:

revisions:

sheet: FLOOR PLANS

A100

SHEET SIZE: 30" x 42"

Plot Date: 5/18/2021 11:36:52 AM

From the Desk of
Deputy Chief John Taylor
North Davis Fire District
381 North 3150 West
Office: (801) 525-2850
Fax: (801) 525-6935
Mobile: (801) 510-1895
Email: jtaylor@nofires.org

TO: Brad McIlrath / Clearfield City Planner
Emily Haltli / Daycare owner

FROM: John Taylor / Fire Marshal

RE: Depot Crossing Daycare Site plan approval

DATE: May 20, 2021

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. Site plan approval has previously been approved for this project. Due to the changes with the proposed playground, the following items must be addressed.
    a. The gate accessing the playground from the parking lot must swing outwards, towards the parking lot.
    b. If the gate is to be locking for security of the children, the locking mechanism must be keyed and a key shall be available in the required KNOX Box on the exterior of the building. KNOX boxes are available from www.knoxbox.com.
    c. The egress through the gate to the public right of way shall be provided with an approved crash bar or panic hardware. This gate and its components shall comply with the egress requirements of a door as specified in 2018 IFC 1010.2
    d. The egress through the gate from the playground to the public right of way must maintain the width requirement based on the requirements of the 2018 International Fire Code Chapter 10. The specific width requirements shall be determined by a life safety code compliance design provided by your architect or life safety engineer. This design shall be submitted to our office for review along with the full construction drawings prior to the beginning of work on the tenant improvements to the building shell.
    e. Due to the playground and proposed gate, the Fire Department Connection (FDC) to the fire sprinkler system must be located on the south side of the building (parking lot side) or the west side (Depot Street) with clear access to the FDC connection from the fire apparatus access lane. The FDC shall have a clear accessible space of 36 inches in each direction and 78inches in height above the FDC connection as per IFC Chapter 9, Section 912.
2. A copy of the previous site plan approval is attached to this letter so that assurance to the previously stated items can be met.

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.

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

January 11, 2019

Robert Poirier
McNeil Engineering
8610 S. Sandy Parkway
Sandy, UT 84070

Project Name: Depot Crossing Commercial
File Number: SP 1812-0003
Property Location: 458 East 700 South (TIN: 12-066-0099 & 12-850-0002)
Zone: T-C (Town Commerce)
Decision Date: Wednesday, January 9, 2019

Dear Mr. Poirier,

On Wednesday, January 9, 2019, the Clearfield City Planning Commission granted approval of the Site Plan application for the above listed property subject to the following conditions:

CONDITIONS OF APPROVAL – SITE PLAN

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

1) The applicant shall submit a landscape plan that complies with the standards of the Form-Based Code and includes the following revisions:
    a. Not including the street trees, the project shall have a minimum of 15 streets. 4 additional site trees will need to be added.
    b. The street trees along 700 South shall be revised to be Frontier Elms as required by FBC.
    c. The street trees along Depot Street shall be revised to be a medium street tree from the approved list on page 59 of the FBC.
    d. At least one street bench shall be provided along each street frontage in the locations noted on the plans.
    e. The street lights along 700 South shall be rotated by 90 degrees and one additional double acorn light is required in the location noted on the reviewed plans. Single acorn street lights shall be added along Depot Street in the locations noted on the reviewed plans.

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f. A five foot (5') sidewalk shall be provided along the Depot Street frontage to comply with the FBC.

g. The dumpster enclosure shown on the site plan will need to be moved to the north to provide a five foot (5') planter on the south side of the enclosure

h. The two (2) parking lot islands shall be revised to include 1 shade tree each as required by the FBC.

2) The plans shall be revised to meet the following parking lot requirements:

   a. The two (2) parking spaces located within the front setback area shall be removed and replaced with frontage buffer landscaping.

   b. An additional ADA parking space shall be added adjacent to the access aisle of the proposed ADA space.

   c. The parking lot islands shall be shifted to the east by one space to comply with spacing standards of the Form-Based Code.

3) A pedestrian connection shall be provided along each street frontage.

4) Three (3) bicycle parking spaces shall be provided and the design of the spaces shall comply with the standards outlined in Section 8.3.3 of the Form-Based Code.

5) The building plans shall be revised to comply with the façade, roof type, and additional design standards outlined in this report.

6) The project shall comply with all other development standards of the Form-Based Code and of Clearfield City not outlined in this report.

7) The landscape plans shall be revised to include the revisions outlined in this report and noted on the plans.

8) The developer/property owner shall execute a development agreement with Clearfield City to address the following items with the attached conditions:

   a. Allow the continuance of the six foot (6') wide public sidewalk along 700 South provided that street lighting and street trees required by the Form-Based Code are provided at the back of the sidewalk.

   b. No benches are required due to the topography and potential danger of locating a bench on the slope easement and grade change of 700 South, provided that one bench is provided in the area north of the parking area.

   c. The principal entries are allowed to be located along the rear of the building facing the parking lot due to the slope easement, grade change, and need to construct a retaining wall along the front of the property; provided that pedestrian access is provided from 700 South and Depot Street.

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we've got it made

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d. An open space type outlined in the Form-Based Code is not required for this project due to the site constraints with topography and parking, provided that the site landscaping meet the standards of the code.

9) All proposed or future signage shall comply with Form Based Code standards and be reviewed at a separate date as part of a building permit. This approval does not grant approval of any nonconforming proposed or existing signage on site.

10) The project shall comply with all applicable building and fire code standards.

11) The project shall comply with all North Davis Sewer District standards.

12) The project shall comply with all North Davis Fire District standards as outlined in the attached review letter and as otherwise required.

13) The project shall comply with the development standards required by the City Engineer and Public Works.

It is the applicant's responsibility to follow up and meet the conditions necessary to grant final approval. After all of the conditions and requirements of the Planning Commission approval have been resolved the Zoning Administrator will issue the final land use approval. An applicant shall not receive a building permit, until a valid land use approval from the Community Development office has been issued, along with the payment of all outstanding fees. Please revise and resubmit any items listed above in a timely manner.

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

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

Sincerely,

Brad McIlrath, Senior Planner

CC: Spencer Brimley, Community Development Director (via email)
Tyler Seaman, Building Official (via email)
Chris Horrocks, Permit Technician (via email)
Kamilla Shultz, Staff Engineer (via email)
Scott Nelsen, City Engineer (via email)