CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 15, 2021 – WORK SESSION

Meetings of the City Council 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 by the City Council for electronic meetings.

City Building
55 South State Street
Multi-Purpose Room
Second Floor
Clearfield City, Utah

6:00 P.M. WORK SESSION

Discussion on Football Field Use

Discussion on the Art Center Remodel Project

Discussion on Budget Amendments for the Fiscal Year 2021 (FY21)

Discussion on the Final Subdivision Plat for Woods Court Subdivision located at approximately 245 North 1000 West

Discussion on the Final Subdivision Plat for Pines Subdivision located at approximately 1345 South State Street

Discussion on the General Plan Amendment and Rezone Request for the Wilcox Property located at approximately 1550 South 1000 West

Discussion on a Zoning Text Amendment for Title 11, Chapter 11, Article A – Commercial Zone C-1 as it relates to Assisted Living Facilities

*****ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE AS THE CDRA IN A WORK SESSION*****

CDRA WORK SESSION

Discussion on CDRA Budget Amendments for the Fiscal Year 2021 (FY21)

(**TENTATIVE**) The Board may consider a motion to enter into a Closed Session for the purpose of discussing the purchase, exchange or lease of real property.
Utah Code Ann. § 52-4-204 and § 52-4-205(1)(e)

*****ADJOURN AS THE CDRA *****

Dated this 9th day of June, 2021.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Eric Howes, Community Services Director

MEETING DATE: June 15, 2021

SUBJECT: Tackle Football Field Use

RECOMMENDED ACTION

Work Session Discussion

DESCRIPTION / BACKGROUND

In 2020 the Clearfield City Council made the decision to adopt and move forward with the Community Services Department's newly developed business plan. Part of this plan involved the evaluation of the City's current programs and events. As a result of this analysis, several programs and events previously ran by the City were discontinued. The most notable of these programs being the tackle football program. Since the decision to discontinue the City's tackle football program, Mayor Shephard, Councilmember Peterson, and staff have been working with a group of parents to find an alternative way for the youth of Clearfield City to have the opportunity to participate in tackle football.

Initially the Wasatch Front Football League, the league which the City has participated in for decades, assured the City it would find a place for the youth of Clearfield to participate with neighboring cities programs. This initiative fell through for various reasons and alternative answers were sought. It was ultimately decided by the parents to join the Ute Conference football league. Mayor Shepherd, Councilmember Peterson and staff worked with the parent group and the Ute Conference to meet the necessary criteria to join the Ute Conference. In order to assist in the success of the newly formed parent-run program, the City donated all of its practice, game, and player football equipment (valued at $36,000) to the Ute Conference for the Clearfield Ute Conference Districts use. Additionally, the City has pledged to help market the program now and in future years and allow the use of its scholarship program for participant registration. Finally, the City is donating field use at Fisher Park for the fall 2021 season.

Chris Tremea, the Clearfield District Ute League President, and Councilmember Peterson are asking for the City Council to donate use of the City's fields beyond the 2021 fall season. According to the City's field/facility use policies, any use of City fields/property/facilities not sponsored by Clearfield City are to pay a fee to cover the maintenance above and beyond what the facility/area would normally need. The City charges various fees for rentals of pavilions, pickleball courts, volleyball courts, the

amphitheater, and the various rooms/areas inside at the Arts Center, City Hall and the Aquatic and Fitness Center. Currently, the fee is $40 per hour/per field. This fee covers the extra damage, aeration, fertilization, painting, mowing, and staff and equipment wear and tear to maintain these areas due to the extra use. This is a fee assessed to all third-party users of Clearfield City's sports field areas. Again, the main purpose for these fees is to cover the costs associated with using these facilities so the taxpayer is not burdened with subsidizing non-City sponsored usage of public property.

Additional background for the initiation of these fees, especially with the City's outdoor facilities was the overuse of third-party users such as competitive/travel league teams and associations for their own profit and gain at the expense of the taxpayer. The City and staff have had serious issues with these third-party groups monopolizing the City's park spaces and fields when City programs and events are not running. They were telling residents and other groups they had the City's authority to kick off and ban people/groups out of the parks and charge fees. Staff were receiving multiple calls every week from residents, City programs and outside teams/leagues asking how/why this team/group controlled everything and how/why they could never use any of the City's facilities. Also, City staff were left with the burden of cleaning up all the garbage and repairing the damaged fields because of overuse and playing when fields were too wet and muddy causing severe damage to the areas making them less usable to others.

All other third-party entities currently pay for their field usage. When the policy and fees were first enacted, City staff worked with these groups the initial season to help them transition to paying fees as the City is currently doing with the Clearfield Ute Conference football program. Making an exception for the Clearfield Ute Conference football group for longer than their first season would very likely open a pandoras box of issues for the City and its staff; undoing years of hard work to get us to where we are now. This would most likely be viewed as biased and unfair by the dozens of other third-party users who reserve the City's fields/facilities. They too would begin to ask for exceptions to the policy and fees and result in additional work for staff to maintain order and fair use for all who wish to use the City's public facilities.

HEDGEHOG ANALYSIS

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Providing Quality Municipal Services:

Since the inception of the City's field use policies and fees there has been a significant increase in the overall appearance and usability of the City's athletics use spaces. These spaces are able to be better maintained creating safer spaces for practices and games. The fields are less compacted, more level

and have thicker fuller turf helping to reduce the risk of injury to participants. Third-party users have expressed their appreciation for the policies and fees because the field conditions have improved, and they do not have to fight over who is supposed to use the area and when. The policy and fees assist the Community Services Departments improve its fiscal sustainability according to the Department's business plan and accountability to the taxpayers of Clearfield by not subsidizing non-City use activities on its properties.

Improving Clearfield's Image, Livability and Economy

The policy has led to greater beautification throughout the City's park system and increased the community's pride, investment, and involvement with regards to the City's parks and trails. Those who use and visit the parks are now able to use those spaces more for family and neighborhood activities. Those renting and visiting the parks help police the areas for non-sanctioned use because they want to see the quality and usability of the parks to remain high not for just one special interest group, but for everyone.

Maintaining a Highly Motivated and Well-Trained Workforce

The policy has contributed to helping staff remain highly motivated and to show real ownership and investment in Clearfield City, its residents, and visitors. Full and part-time staff members worry less now about going out to parks or answering phone calls regarding field usage because there are fair and equitable policies in place. Before staff would spend evenings being berated, vilified, and bullied by non-sanctioned users about using public areas for private use without permission. Now through staffs' hard work and efforts on education and enforcement, the majority of people understand the "why" of what is going on and actively work with staff to create places where everyone wants to be.

FISCAL IMPACT

The fiscal impact of the City's field use policy resulted in over $14,000 in field use fees in 2018 and almost $21,000 in field use fees in 2019 and almost $12,000 so far in 2021. Additionally, it has saved the Parks and Open Space Division hundreds of staff hours and thousands of dollars by not having to repair overused and damaged fields.

ALTERNATIVES

Alternatives for this discussion are as follows:

- Allow the Clearfield Ute Conference football program to use City fields for the 2021 season without fees as originally agreed.

- Alter the agreement and allow the Clearfield Ute Conference football program to use City fields beyond the 2021 season without fees or reduced fees for a predetermined number of years

SCHEDULE / TIME CONSTRAINTS

The time constraint for this decision is having a decision made by the fall of 2021 so the Clearfield Ute Conference football program can plan accordingly for the future with regards to fields, their usage, and possible fees.

LIST OF ATTACHMENTS

None.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Curtis Dickson, Community Services Deputy Director

MEETING DATE: June 15, 2021, Work Session

SUBJECT: Clearfield Community Art Center Remodel Update

RECOMMENDED ACTION

None. Work Session

DESCRIPTION / BACKGROUND

The remodel of the interior of the Community Art Center is underway. Demolition is about 90 percent complete. Due to the age of the building and there not being many plans, drawings and "as-builds" from previous remodel projects, there have been some modifications to the original plan that was presented to the Mayor and City Council as the contractor has come across issues not known previous to the start of the project. Staff would like to update the Mayor and City Council on those changes and the progress of the project.

HEDGEHOG ANALYSIS

The project does not have a hedgehog score.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Providing Quality Municipal Services: This project continues the path of continuous improvement, fiscal responsibility and having well planned facilities and infrastructure. This project will help the continual improvement of the City's facilities. It will also facilitate the expansion and quality of the arts and culture programs offered by the City to its residents.

FISCAL IMPACT

The fiscal impact thus far is the same as when the project was approved by the City Council. Staff is working with the contractor regarding a few of the change orders. At the time of this staff report, staff does not have the cost of those change orders but is expecting to have them by the June 15 work session.

ALTERNATIVES

SCHEDULE / TIME CONSTRAINTS

The project is still currently on schedule to finish on October 31, 2021 as agreed upon in the contract.

LIST OF ATTACHMENTS

None

STAFF REPORT

To: Mayor Shephard and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: June 15, 2021

Subject: Fiscal Year 2021 Proposed Budget Amendments

Recommended Action

Staff recommends the Mayor and City Council consider the FY2021 proposed budget amendments.

Description / Background

The attached table is draft only. New amendment proposals probably will be added before the meeting.

The attached table lists proposed expenditures that do not have budget authority, or which exceed FY 2021 budget authority and require budget amendments as allowed by Utah Code Title 10 Chapter 6 Section 124 to 129.

Corresponding Policy Priorities

- Providing Quality Municipal Services
- Improving Clearfield's Image, Livability, and Economy
- Maintaining a Highly Motivated and Well-Trained Workforce

Hedgehog Score

Scores listed in the attached worksheet.

Fiscal Impact

The proposed General Fund amendments net use of unrestricted fund balance total $48,750. This would bring the total budgeted use of General Fund reserves/available cash for FY21 to $48,750. The FY21 ending available cash was $3.6 million over the 25%.

Alternatives

Some of the recommended amendments are due to expenditures that have already been incurred and/or authorized consistent with previous discussions with the City Council and should consequently be approved. Others are recommended for approval but are more discretionary and could be removed from the final list.

Schedule / Time Constraints

The budget is typically amended in December or January, and again in June.

List of Attachments

- FY2021 Budget Amendment Items Worksheet (draft)

Background on Individual Items

Forgiveness of CDRA Interfund Loan from Utility Administration Fund

The CDRA Fund owes $1,135,574 to the Utility Administration Fund—an enterprise fund. In FY 2000, most of this loan was established, and it appears most of it was to cover a CDRA fund balance deficit. The CDRA has been charged monthly an interest rate equal to the State investment pool rate, or PTIF, for the loan.

In 2014, a resolution set the terms of the loan to charge a rate of interest equal to the PTIF, and the CDRA to pay the loan back in full by June 30, 2024.

Due to limited revenues specific to project areas and committed future revenues, the CDRA would have a difficult time repaying this loan. And while paying back the loan would hinder the community and economic development priorities of the City, the enterprise funds' long-range plans are not predicated on any repayment. In other words, economic and community development would take a bigger hit than the City's utility functions, should the loan not be forgiven.

2018 CMHP Bond Payoff – Now FY22, not a FY21 Amendment

This was originally going to be a FY21 amendment, however, the bond document required a 30-day full call notification. Therefore, the bond will not be paid in full until July 2. After the first payment in February, the total outstanding on the bond is $6,849,000. The bond still has ~$1,109,583 remaining in the construction fund. The developer paid $740k in February as down payment on the land sale. After the first bond payment $157k remained. The rest of the land sale was complete in late May for $1,940,480. Park impact fees is based off the total park footprint as percent of the whole purchase. The percent of the footprint is 3.3% and equates to $207,121. In addition, the future phase 2 & 3 sale of land equates to $980,000.

2018 CMHP Bond Payoff	
Amount Outstanding March 21	6,849,000
Interest through July 2	124,678
Remaining in 2018 Bond	(1,109,583)
Developer Land Purchase June	(1,940,480)
Remaining Feb Developer	(157,518)
Park Impact Fees	(207,121)
General Fund Balance	(558,977)
RDA 7 & CDRA Fund Balance	(1,000,000)
American Rescue Plan Act	(2,000,000)

FY2021 Budget Amendment Items

Fund / Division	Division #	Account	Expense Account Title	Expense Adjust	Description	Hoglet High 18-24	Source Account Title	Source Adjustment
General Fund								
Patrol and Investigations	104212	674003	Vehicle Replacement	48,750	Totaled police vehicle		Fund Balance	48,750
Parks	104521	673001	Capital Project	26,824	Central Irrigation Control- (offsetting revnue) rebate monies to finish the project		Revenue	28,824
Parks	100000	369001	Capital Project	(26,824)	Central Irrigation Control Rebate		Revenue	(26,824)
General Fund	100000	364001	Sale of Assets	(691,223)	Higher land sale price than budget (current $1.99M) total land sale revenue =$2,703,425			(691,223)
CDRA Fund								
CDRA - Revenue	200000	381005	Tx from Enterprise Funds	(1,134,177)	Forgive Loan from Utility Admin Fund to CDRA	18	Utility Admin	(1,134,177)
EDA #3	204623	673001	Capital Project	120,000	UTA Match Clearfield Station Frontrunner Trail		EDA Balance	120,000
Water, Sewer, Storm, Fleet								
Utility Admin	505011	691001	Tx Other Funds	1,134,177	Forgive Loan from Utility Admin Fund to CDRA		Fund Balance	1,134,177

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, June 15, 2021

SUBJECT: Discussion on **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision at the subject location. **Location:** 245 North 1000 West (TIN's: 12-024-0017 & 12-024-0018). **Total Parcel Area:** 3.16 acres. **Zone:** R-1-6 (Residential).

PLANNING COMMISSION RECOMMENDATION

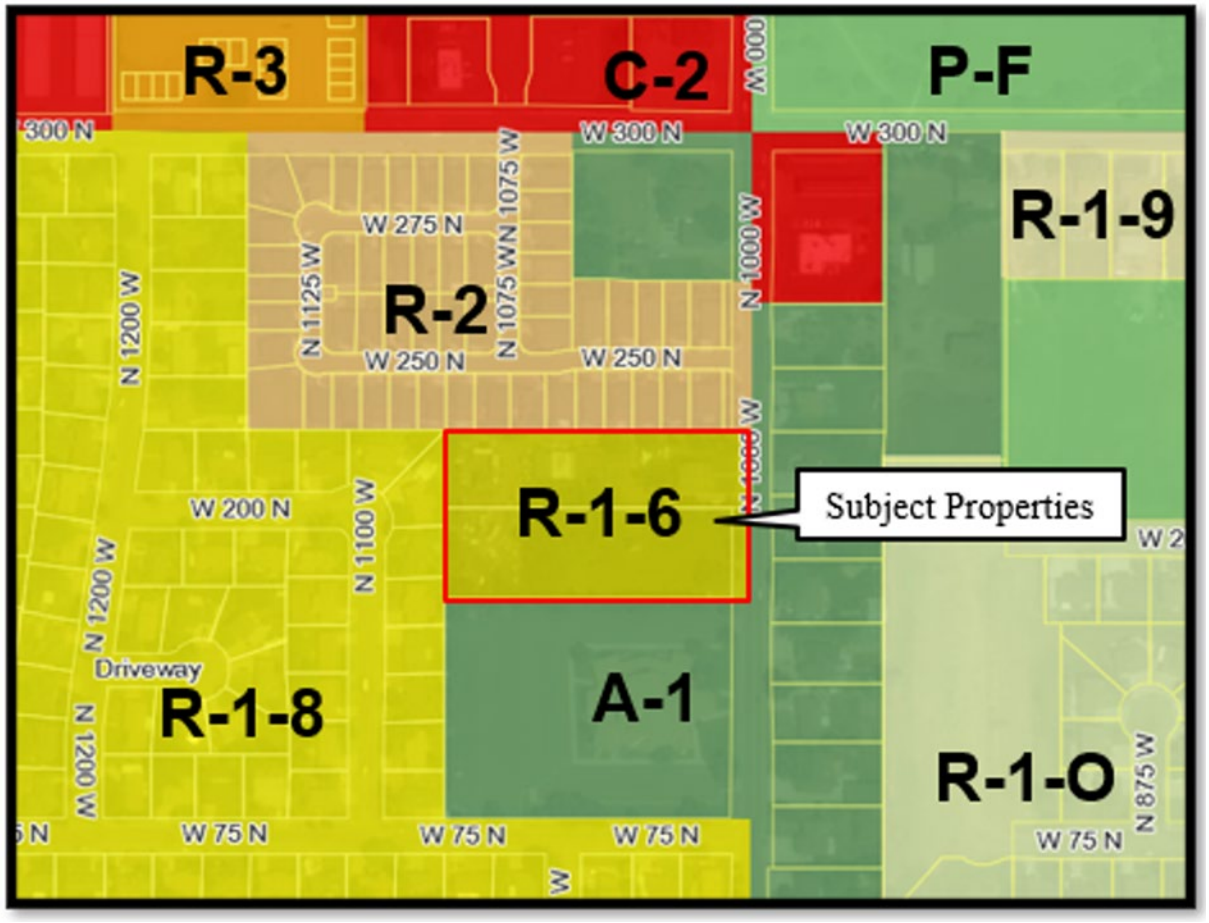
On May 5th, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision for the properties located at 245 North 1000 West (TIN: 12-024-0017 & 12-024-0018).

PROJECT SUMMARY

Project Information	
Project Name	Woods Court
Site Location	245 North 1000 West
Tax ID Numbers	12-024-0017 & 12-024-0018
Applicant	Spencer Barber
Owners	Troy Barber
Proposed Actions	Final Subdivision Plat Approval
Zoning	R-1-6
General Plan Land Use Classification	Residential
Gross Site	3.16 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-2 (Residential)	Residential
East	Residential Single-Family	A-1 (Agricultural)	Residential
South	Religious	A-1 (Agricultural)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential

Aerial Image & Zoning



DESCRIPTION/BACKGROUND

The applicant is requesting final subdivision plat approval to subdivide the subject properties for a 14-lot single-family subdivision. The proposed subdivision will have a public residential cul-de-sac street that will connect to 1000 West. The proposed subdivision includes a storm water detention basin in the southwest corner that will be part of lot 7 with a restricted easement recorded on the lot for the use of that basin. Lot 14 of the subdivision will be created for the existing home to remain and will have an area of 15,022 square feet. All the other lots have areas ranging from the zoning minimum of 6,000 feet (lots 2, 3, & 4) to 11,576 square feet (lot 7). The average lot size for the subdivision is 7,558 square feet. The cul-de-sac has more of a square shape design that is allowed as part of the Clearfield City Public Works Standards. A review of the lot dimensions and setbacks will be provided in the next section of this report.

Since the Planning Commission approval, the plat and plans have been revised to meet all engineering comments and have engineering approval (see attached approval letter).

FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission includes the final plat, demolition plan, site plan, grading plan, utility plan, erosion control plan, and the plans for the city street design (plan and profile). The plat and improvement drawings were shared for review by City Planning, Engineering, and Public Works staff as well as the North Davis Fire District and North Davis Sewer District. The Clearfield City Engineer has reviewed the final plat and improvement drawings and provided comments in a review letter dated 14 April 2021. The North Davis Fire District has provided a review letter dated 27 April 2021. The applicant has also submitted a geotechnical report and an environmental site assessment for review by the City Engineer and Building Inspector.

Lot Area, Frontage, and Setback Regulations

The R-1-6 Zone requires that each lot have a minimum area of 6,000 square feet, a lot width of sixty feet (60') for interior lots and seventy feet (70') for corner lots, with a minimum lot frontage of fifty feet (50'). The difference between the frontage requirement and width requirement is that the frontage standard is measured at the front property line and the width is measured at the front setback line. All proposed lots comply with the area requirement of the R-1-6 Zone.

The R-1-6 Zone requires the following building setbacks:

Front Yard: Twenty feet (20')
Side Yard: Six feet (6')
Side Yard, Corner Lots: Twenty feet (20')
Rear Yard: Twenty feet (20')

The site plan improvement drawing includes setbacks and potential home footprints. Based upon staff measurements, the lots comply with the required lot area, width, frontage, and setback regulations of the R-1-6 Zone.

Roadway Design and Access

As outlined in the Public Works Construction and Development Standards as well as the Subdivision Ordinance (Title 12), a residential street is required to have a right-of-way width of sixty feet (60'). The residential street includes a road width from top back of curb to top back of curb of forty-one feet (41'), a four and a half foot (4 1/2') park strip, and a four foot (4') wide sidewalk. The proposed street complies with these standards. The cul-de-sac or street bulb as referred to in ordinance complies with the Clearfield City Standards referenced above.

PUBLIC COMMENT

A public notice sign was posted on February 19, 2021 along the 1000 West frontage for the preliminary subdivision plat review. At that time phone calls and emails were received with concerns about the future street with relation to the neighborhood to the west. Most residents were concerned that the road will connect to 1100 West and be a through-street. There were also concerns about increased traffic in the area that would come with the new single-family lots.

A public notice sign was posted on April 23, 2021 for the final subdivision plat review. As of the date of this report, no comments have been received by staff.

CORRESPONDING POLICY PRIORITY (IES)

The proposed subdivision will improve *Clearfield's Image, Livability, and Economy* by providing additional single-family residential uses and an improvement to an underdeveloped property. The Zoning designation for the residential property is consistent with the surrounding uses and will contribute to the image of the City.

FISCAL IMPACT

None

ALTERNATIVES

None

CONDITIONS OF APPROVAL

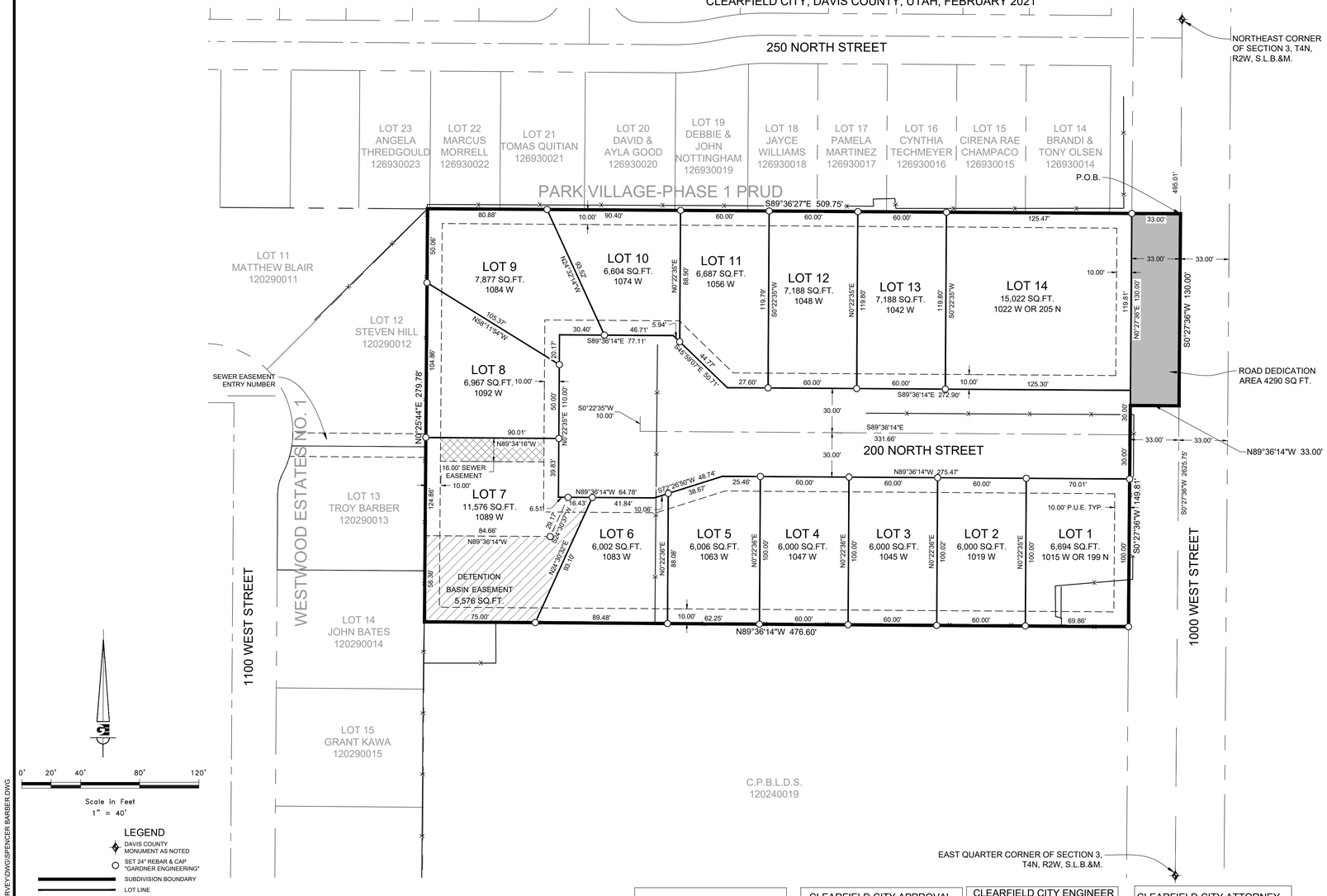
1) Plans shall be revised to address Clearfield City Engineering requirements.
2) Plans shall be revised to address comments of the North Davis Fire District.
3) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
4) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

LIST OF ATTACHMENTS

1. Subdivision Plat and Improvement Plans
2. Engineering Approval Letter dated 12 May 2021
3. North Davis Fire District Review Letter dated 27 April 2021

WOODS COURT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH, FEBRUARY 2021



0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE LINE
- DETENTION BASIN EASEMENT
- SEWER EASEMENT
- ROAD DEDICATION AREA (4290 SQ. FT.)

NOTES

1. ZONE (R-1-6) CURRENT YARD SETBACKS: FRONT 20', SIDE 6', SIDE CORNER LOT 20', REAR 20'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.

CLEARFIELD CITY PLANNING COMMISSION

APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION,

SIGNED THIS____DAY OF _____, 2021.

_____
CHAIRMAN

CLEARFIELD CITY APPROVAL

APPROVED BY THE CLEARFIELD CITY COUNCIL.

SIGNED THIS____DAY OF _____, 2021.

ATTEST: _____

TITLE: _____

_____
MAYOR

CLEARFIELD CITY ENGINEER

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

SIGNED THIS____DAY OF _____, 2021.

_____
CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY.

SIGNED THIS____DAY OF _____, 2021.

_____
CITY ATTORNEY

DAVIS COUNTY RECORDER

BOOK NUMBER _____

PAGE NUMBER _____

ENTRY NUMBER _____

TIME RECORDED _____

DATE RECORDED _____

FEE PAID _____

_____
DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

S1
1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\0275 - BARBER, SPENCER\SURVEY\DWG\SPENCER BARBER.DWG

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER BEING LOCATED SOUTH 00°27'36" WEST 495.01 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°27'36" WEST 130.00 FEET; THENCE NORTH 89°36'14" WEST 33.00 FEET; THENCE SOUTH 00°27'36" WEST 149.81 FEET; THENCE NORTH 89°36'14" WEST 476.60 FEET TO THE EAST BOUNDARY LINE OF THE WESTWOOD ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 00°25'44" EAST 279.78 FEET TO THE SOUTH BOUNDARY LINE OF THE PARK VILLAGE-PHASE 1 SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°36'27" EAST 509.75 FEET TO THE POINT OF BEGINNING. CONTAINING 3.16 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WOODS COURT SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WOODS COURT SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY CLEARFIELD CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT DEDICATE AND CONVEY TO CLEARFIELD CITY A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS DETENTION BASIN EASEMENT THE SAME TO BE USED FOR ACCESS AND INSPECTION OF THE DETENTION BASIN.

SIGNED THIS ____ DAY OF _____ 2021.

_____
BY: TROY BARBER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF DAVIS)

On this ____ day of _____ 2021, before me _____, A Notary Public, personally appeared TROY BARBER, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

_____
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOURTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SPENCER BARBER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°27'36" WEST NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 1000 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE PARK VILLAGE P.R.U.D. SUBDIVISION.

WOODS COURT SUBDIVISION

CONSTRUCTION DOCUMENTS
CLEARFIELD CITY, DAVIS COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

LEGEND

- BOUNDARY LINE
- MONUMENT LINE / CENTER LINE
- OH — EXISTING OVERHEAD POWER LINE
- EXISTING POWER LINE
- W — EXISTING CULINARY WATER PIPE
- SS — EXISTING SANITARY SEWER PIPE
- EXISTING COMMUNICATION LINE
- G — EXISTING GAS
- IRRIGATION VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- 4400 — EXISTING CONTOUR AND ELEVATION
- 4400 — DESIGN CONTOUR AND ELEVATION
- SS — NEW SANITARY SEWER LINE
- SD — NEW STORM DRAIN LINE
- W — NEW WATER LINE
- ASPHALT PAVING
- CONCRETE

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1-800-662-4111

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
   B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
   C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
   D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
   E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS. CULINARY SERVICE LATERALS TO BE TYPE K COPPER, 3/4-INCH.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

DEVELOPER:
SUNRISE CONSTRUCTION
SPENCER BARBER
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801-368-6460
2277 W 1300 N
CLINTON, UT 84015

C0-01 COVER SHEET
CE1-00 - DEMOLITION PLAN
CE1-01 - SITE PLAN
CE1-02 - GRADING PLAN
CE1-03 - UTILITY PLAN
CE1-04 - EROSION CONTROL PLAN (SWPPP)
CE2-01 - PLAN AND PROFILE
CE2-02 - PLAN AND PROFILE
CE5-01 - STANDARD DETAILS
CE5-02 - STANDARD DETAILS
CE5-03 - STANDARD DETAILS

PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER TO BE CONNECTED WITH BACKFLOW PREVENTER OFF THE CULINARY SERVICE

WOODS COURT SUBDIVISION
CONSTRUCTION DOCUMENTS

DEMO EX.
FIRE HYDRANT
& ASSOCIATED FIRE LINE
(FIELD VERIFY FIRE LINE LOCATION)

DEMO EX. TREE

DEMO EX.
GRAVEL
ROAD

DEMO EX. TREE

EX. TREES
(TO REMAIN)

EX. OVERHEAD
POWER

DEMO EX.
DRIVE
APPROACH
& WALK

SAWCUT

EX. TREE
(TO REMAIN)

DEMO EX.
STRUCTURE

DEMO EX. SHRUB

EX. HOUSE
(TO REMAIN)

EX. 18" RCP

EX. 8" PVC SS

DEMO
EX. TREE

DEMO EX.
WOOD PATIO

BEGIN DEMO
EX. CURB & GUTTER
AND SIDEWALK

EX. FIRE HYDRANT
38 LF TO WEST

DEMO EX. STREAM W/ FOUNTAIN

DEMO EX.
DRIVEWAY

RELOCATE EX WATER BACKFLOW
PREVENTER

EX. CATCH BASIN
GRATE: 4418.98
INV IN: 4416.58
INV OUT: 4416.58

EX. HOUSE
(TO REMAIN)

DEMO EX.
WEST FENCE

DEMO EX. PUMP
TO RETURN WATER

DEMO EXISTING EMPTY POND

DEMO 8 LF EX 15" RCP
SAWCUT FOR UTILITY CONNECTION

RELOCATE /DEMO
EX. VINYL FENCE

RELOCATE EX WATER METER

RELOCATE EX COMM BOX
(COORDINATE W/ UTILITY OWNER)

91.82'

SAWCUT

EX. TREES
(TO REMAIN)

DEMO EX.
METAL POLES

RELOCATE PORTION
EX. VINYL FENCE

EX. WATER
METER

EX. 8" WATER

EX. POWER POLE
(TO REMAIN)

END DEMO
EX. CURB
& GUTTER
AND SIDEWALK

EX. HOUSE
(TO REMAIN)

DEMO EX.
STRUCTURE

DEMO EX. TREES
(TYP.)

CLEAR & GRUB EXISTING TOPSOIL

DEMO EX. FENCE

DEMO EX. TREE

DEMO EX. TREES
(TYP.)

DEMO EX. FENCE

DEMO EX. FENCE
ENTRYWAY

EX. OVERHEAD
POWER

DEMO EX.
18" WALLS

DEMO EX.
WEST FENCE

DEMO EX.
WEST FENCE

EX. FENCE (TO REMAIN)

DEMO EX.
WEST FENCE

PROTECT EX 12" RCP
IRR/SD OUTFALL
INV. (S) 4400.36

EX. CURB & GUTTER (TO REMAIN)

0.75' DEPTH DRAINAGE SWALE

EX. PARKING LOT (TO REMAIN)

EX. FIRE HYDRANT

DEMOLITION NOTES:

1. REFER TO GEOTECHNICAL ENGINEERING STUDY
   PREPARED BY CMT - PROJECT NO. 15917
   DATED FEBRUARY 19, 2021
2. CONTRACTOR TO VERIFY ACTUAL QUANTITY OF
   TREE REMOVAL

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Spencerbarber@gmail.com
801-368-6460
2277 W 1300 N
CLINTON, UT 84015

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMN
DWG: R\10275 - BARBER, SPENCER\DESIGN\DWG\SPENCER BARBER CIVIL.DWG

REVISIONS

DATE	DESCRIPTION

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2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

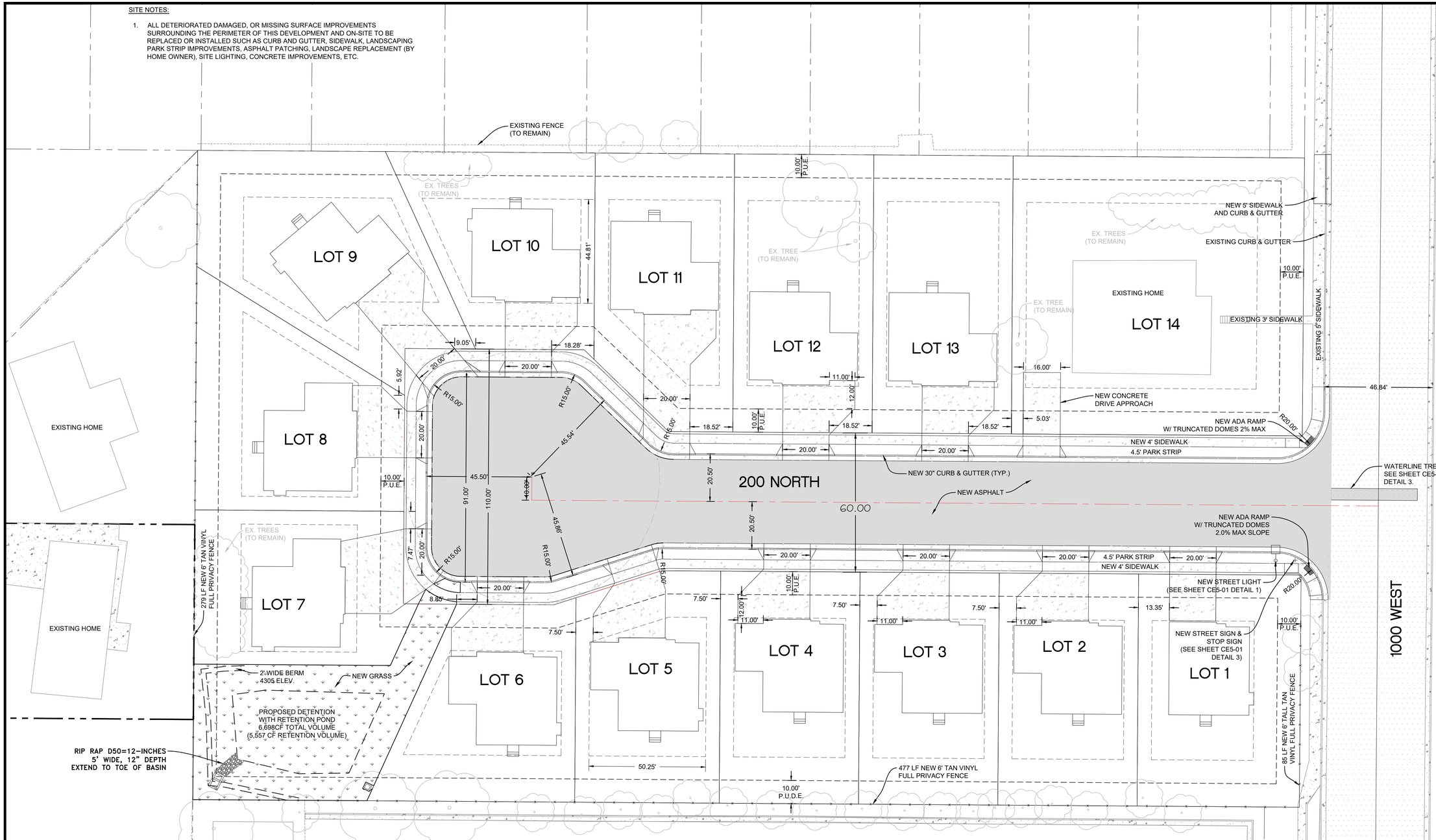
DEMOLITION PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

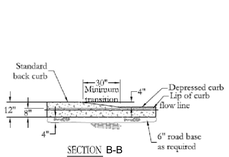
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

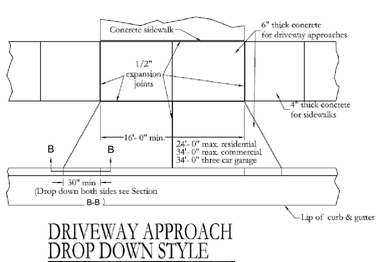
CE1-00

SITE NOTES:

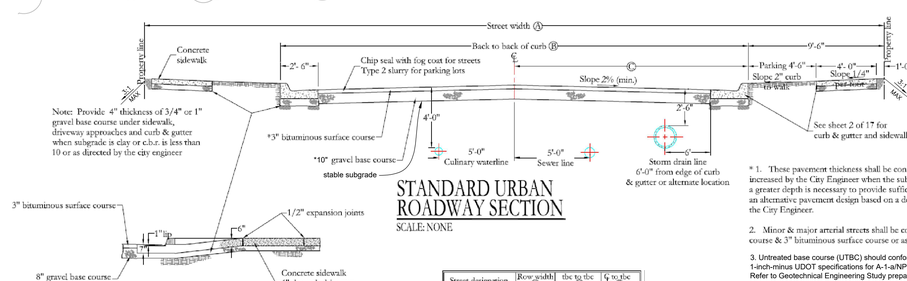
1. ALL DETERIORATED DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THIS DEVELOPMENT AND ON-SITE TO BE REPLACED OR INSTALLED SUCH AS CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT (BY HOME OWNER), SITE LIGHTING, CONCRETE IMPROVEMENTS, ETC.







DRIVEWAY APPROACH
DROP DOWN STYLE
SCALE: NONE



STANDARD URBAN
ROADWAY SECTION
SCALE: NONE

Street designation	Row width (A)	tbc to tbc (B)	℄ to tbc (C)
Standard residential	60'	41'	20.5'

* 1. These pavement thickness shall be considered as minimums and may be increased by the City Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit an alternative pavement design based on a detailed soils analysis for approval by the City Engineer.

2. Minor & major arterial streets shall be constructed with a 10" untreated base course & 3" bituminous surface course or as required by the City Engineer.

3. Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Refer to Geotechnical Engineering Study prepared by CMT dated February 19, 2021 for additional pavement requirements.

NOTE: ALL IMPROVEMENTS TO BE CONSTRUCTED PER CLEARFIELD CITY STANDARDS

LEGEND

- BOUNDARY LINE
- MONUMENT LINE / CENTER LINE
- ASPHALT PAVING
- CONCRETE

DEVELOPER:

SUNRISE CONSTRUCTION
SPENCER BARBER
Spencertbarber@gmail.com
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2277 W 1300 N
CLINTON, UT 84015

0' 10' 20' 40' 60'
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DRAWN: W.JS
CHECKED: TMN
DWG: R:\2275 - BARBER, SPENCER (DESIGN,DWG)\SPENCER BARBER CIVIL.DWG

REVISIONS

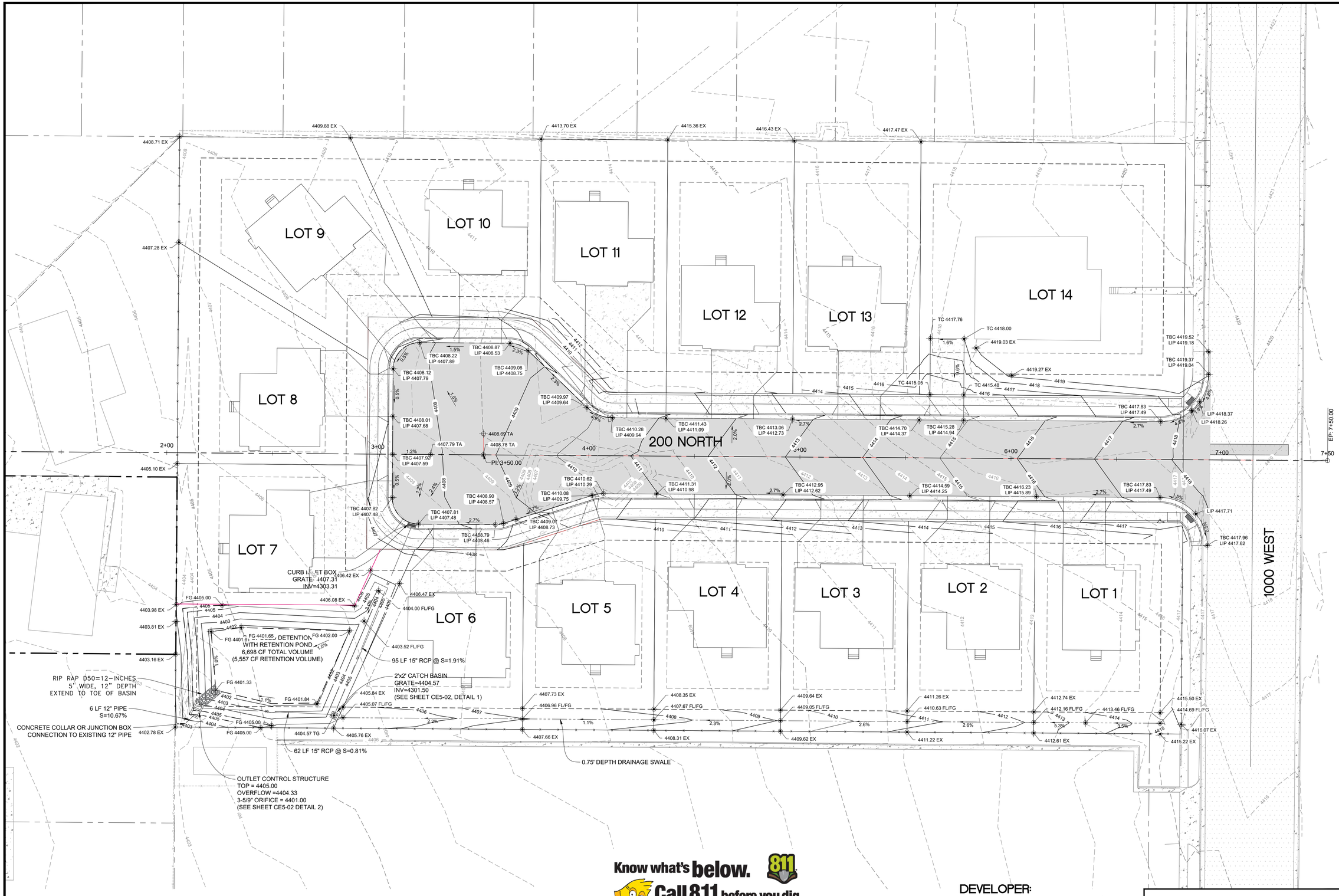
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PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SITE PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

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CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
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CE1-01



NOTE: INDEPENDENT LOT PLANS FOR EACH LOT AND DRIVE WAY SLOPES TO BE SUBMITTED SEPARATELY.

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TYLER M. NIELSON
LICENSED
STATE OF UTAH

GRADING PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-02

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

200 NORTH

1000 WEST

EX. FIRE HYDRANT
38 LF TO WEST

SEWER PIPE PORTION
TO BE BORED

SEE SHEET CE2-02 FOR CONTINUATION

SMH
=96.59 OFF:17.49R
401.51
I:4395.71 8" PVC
UT:4395.51 8" PVC

235.95' of 8" PVC @ 0.99%

SANITARY SEWER CLEANOUT

NEW FIRE HYDRANT

4" PVC S=2.0% (TYP.)

3/4" TYPE K COPPER(TYP.)

45° BEND

4'Ø SSMH
STA:3+32.24 OFF:5.56R
RIM:4408.05
INV IN:4398.25 8" PVC
INV OUT:4398.05 8" PVC

CURB INLET BOX
GRATE=4407.31
INV=4303.31

PROPOSED DETENTION
WITH RETENTION POND
6,698 CF TOTAL VOLUME
(5,557 CF RETENTION VOLUME)

95 LF 15" RCP @ S=1.91%

2'x2' CATCH BASIN
GRATE=4404.57
INV=4301.50
(SEE SHEET CE5-02, DETAIL 1)

RIP RAP D50=12-INCHES
5' WIDE, 12" DEPTH
EXTEND TO TOE OF BASIN

6 LF 12" PIPE
S=10.67%

CONCRETE COLLAR OR JUNCTION BOX
CONNECTION TO EXISTING 12" PIPE

EX 12" RCP
IRR/SD OUTFALL
INV. (S) 4400.36

62 LF 15" RCP @ S=0.81%

OUTLET CONTROL STRUCTURE
TOP = 4405.00
OVERFLOW =4404.33
3-5/9" ORIFICE = 4401.00
(SEE SHEET CE5-02 DETAIL 2)

RELOCATE EXISTING
BACKFLOW PREVENTER

NEW WATER METER

EX. 18" RCP

EX. 8" PVC SS

EX. CATCH BASIN
GRATE: 4418.98
INV IN: 4416.58
INV OUT: 4416.58

RECONNECT
TO EX. SERVICE LATERAL

HOT TAP W/ 8-INCH VALVE

8" PVC (C-900 DR-18) WATERLINE

296.37' of 8" PVC @ 2.82%

4'Ø SSMH
STA:6+28.61 OFF:5.00R
RIM:4416.60
INV OUT:4406.60 8" PVC

EX. WATER
METER

EX. 8" WATER

NEW FIRE HYDRANT

NEW STREET LIGHT
SEE SHEET CE5-01, DETAIL 1

EXISTING POWER POLE
(TO REMAIN)

EX. 18" RCP

EX. FIRE HYDRANT

LEGEND

- BOUNDARY LINE
- MONUMENT LINE / CENTER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER LINE
- EXISTING CULINARY WATER PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING COMMUNICATION LINE
- EXISTING GAS
- IRRIGATION VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- EXISTING CONTOUR AND ELEVATION
- DESIGN CONTOUR AND ELEVATION
- NEW SANITARY SEWER LINE
- NEW STORM DRAIN LINE
- NEW WATER LINE
- ASPHALT PAVING
- CONCRETE

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

DEVELOPER:
SUNRISE CONSTRUCTION
SPENCER BARBER
Spencerfbarber@gmail.com
801-368-6460
2277 W 1300 N
CLINTON, UT 84015

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TWN
DWG: R:\1073 - BARBER, SPENCER\DESIGN\DWG\SPENCER BARBER CIVIL.DWG

REVISIONS
DATE | DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEERS
2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

UTILITY PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-03

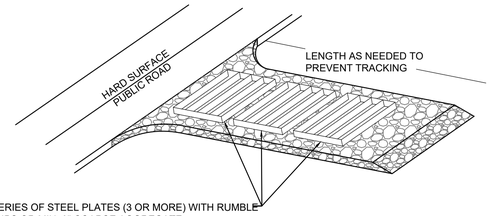
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:

a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.

b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

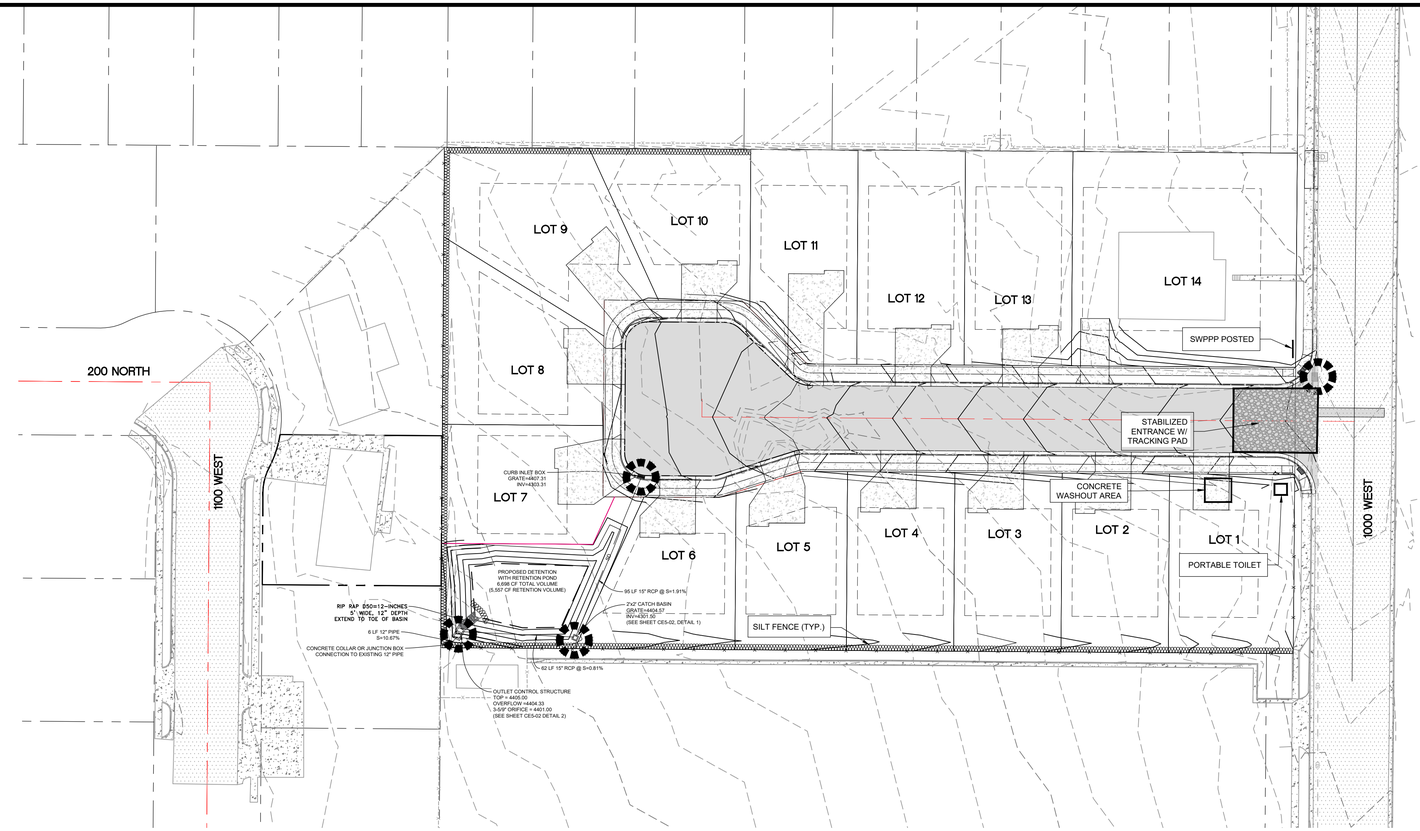
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

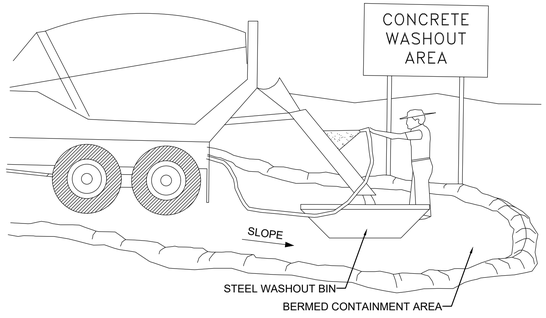
STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET





NOTES:

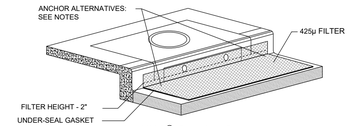
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

INLET PROTECTION (EITHER OPTION)

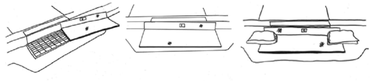
SILT FENCE

INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

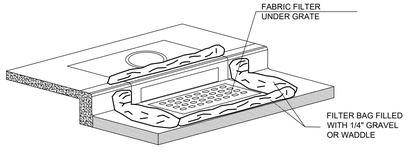


ERTEC© Combo Guard™ Protected drainage inlet



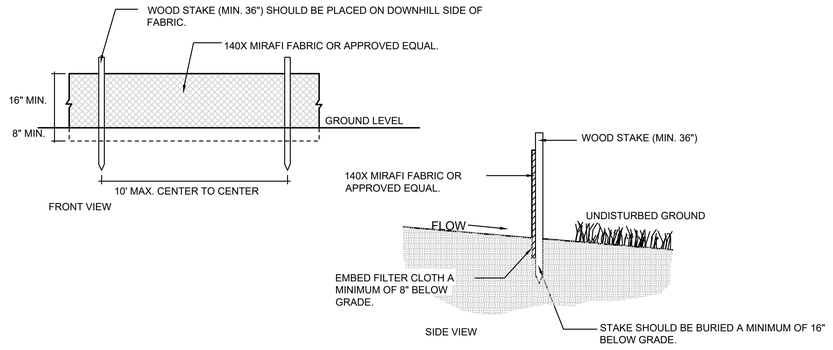
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS

DEVELOPER:

SUNRISE CONSTRUCTION
SPENCER BARBER
Spencertbarber@gmail.com
801-368-6460
2277 W 1300 N
CLINTON, UT 84015

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

SCALE: 1" = 40'
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TWH
DWG: R:\0278 - BARBER, SPENCER (DESIGN,DWG)\SPENCER BARBER CIVIL.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EROSION CONTROL PLAN (SWPPP)
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-04

LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

EX. FIRE HYDRANT
38 LF TO WEST

NEW FIRE HYDRANT

SANITARY SEWER CLEANOUT

SEE SHEET CE2-02 FOR CONTINUATION

SEWER PIPE PORTION
TO BE BORED

235.95' of 8" PVC @ 0.99%

4" PVC S=2.0% (TYP.)

45° BEND

3/4" TYPE K COPPER(TYP.)

10.00'
P.U.E.

PI: 3+50.00

296.37' of 8" PVC @ 2.82%

8" PVC (C-900 DR-18) WATERLINE

4'Ø SSMH
STA:3+32.24 OFF:5.56R
RIM:44 [illegible]
INV IN:4398.25 8" PVC
INV OUT:4398.05 8" PVC

4'Ø SSMH
STA:6+28.61 OFF:5.00R
RIM:441[illegible].60
INV OUT:4406.60 8" PVC

CURB INLET BOX
GRATE=4407.31
INV=4303.31

FG 4405.00
4403.98 EX
4403.81 EX
4403.16 EX
4406.08 EX
4406.42 EX
4406.47 EX
4404.00 FL/FG
4403.52 FL/FG

FG 4401.65 DETENTION
FG 4401.65 WITH RETENTION POND
FG 4402.00 6,698 CF TOTAL VOLUME
(5,557 CF RETENTION VOLUME)

95 LF 15" RCP @ S=1.91%

SEE SHEET CE1-03 FOR CONTINUATION

RELOCATE EXISTING
BACKFLOW PREVENTER

NEW WATER METER

EX. CATCH BASIN
GRATE: 4418.98
INV IN: 4416.58
INV OUT: 4416.58

RECONNECT
TO EX. SERVICE LATERAL

HOT TAP W/ 8-INCH VALVE

EX. WATER
METER

NEW STREET LIGHT
SEE SHEET CE5-01, DETAIL 1

EXISTING POWER POLE
(TO REMAIN)

1000 WEST

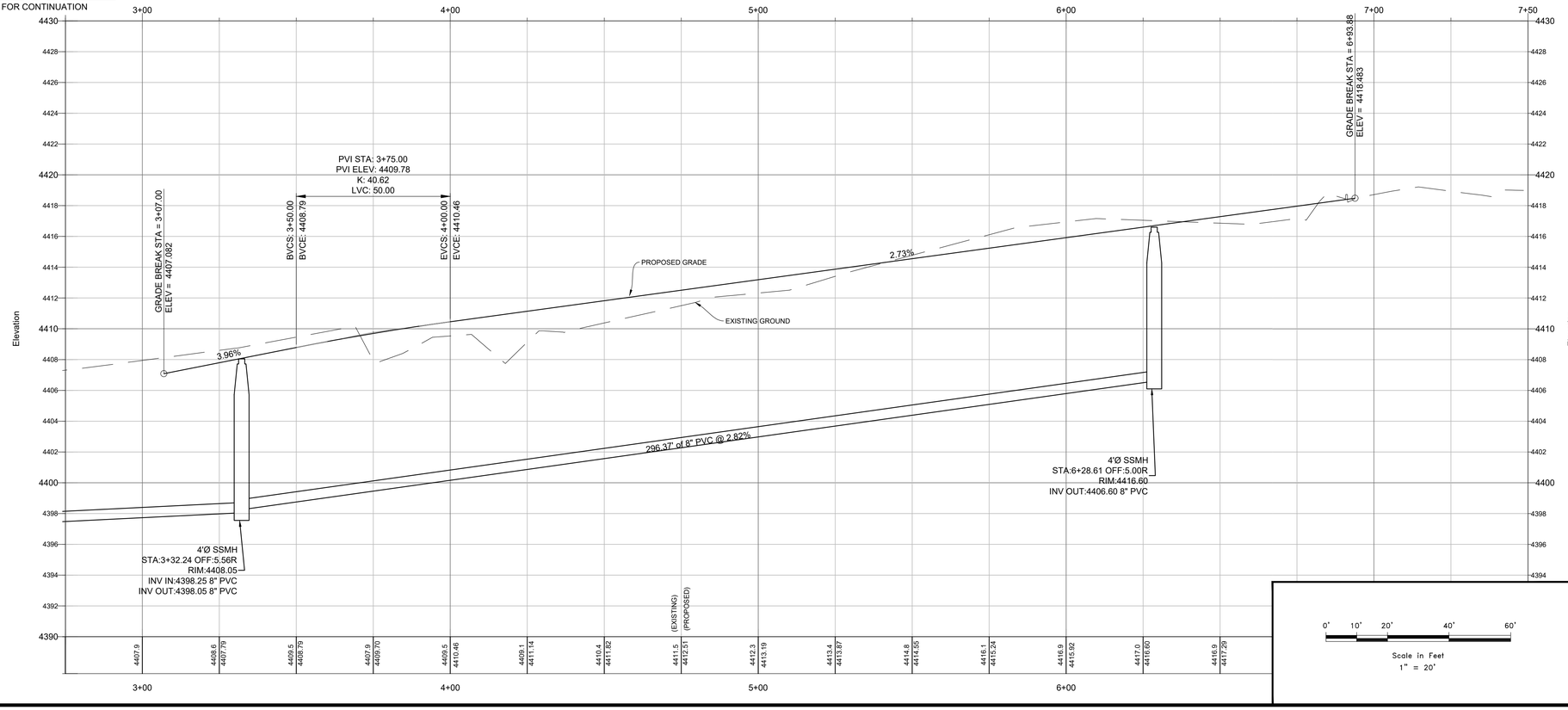
EX. 8" PVC SS

EX. 18" RCP

EX. 8" WATER

EP: 7+50.00

18" RCP



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TWH
DWG: R:\3275 - BARBER, SPENCER\DESIGN\DWG\SPENCER BARBER CIVIL.DWG

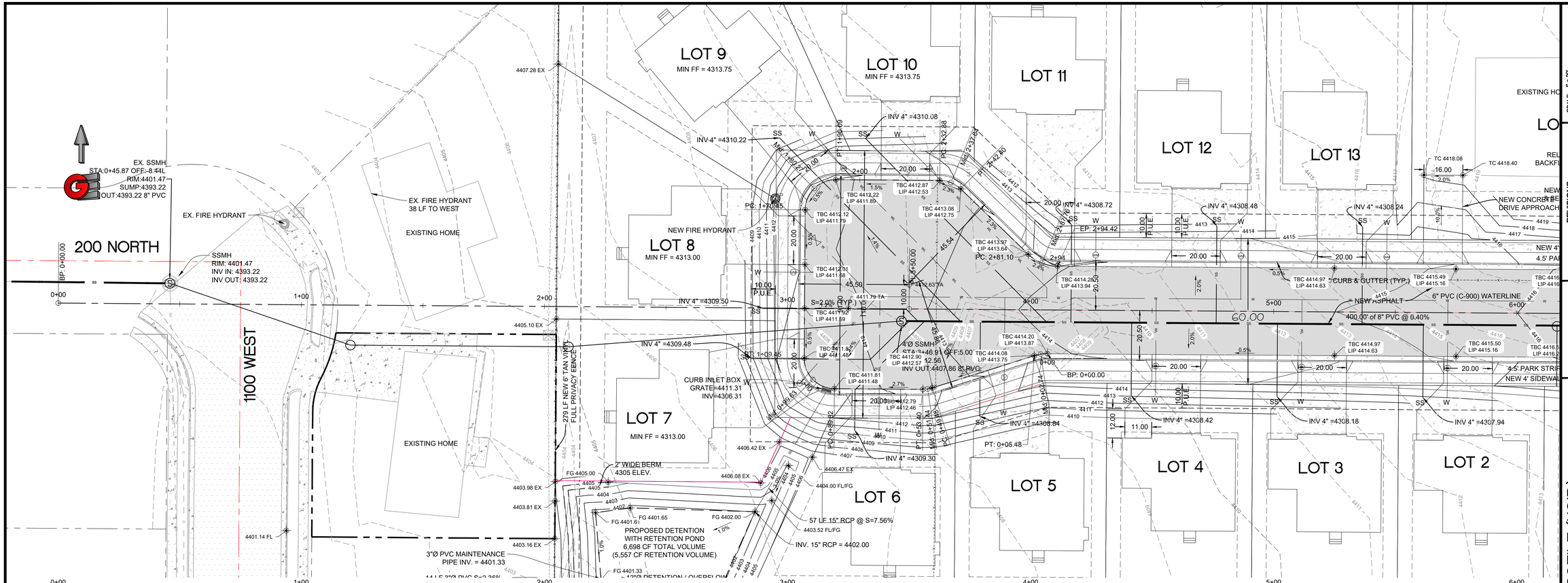
REVISIONS
DATE | DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

PLAN AND PROFILE
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-01



PLAN AND PROFILE (VOID)

SPENCER BARBER SUBDIVISION

200 NORTH 1000 WEST

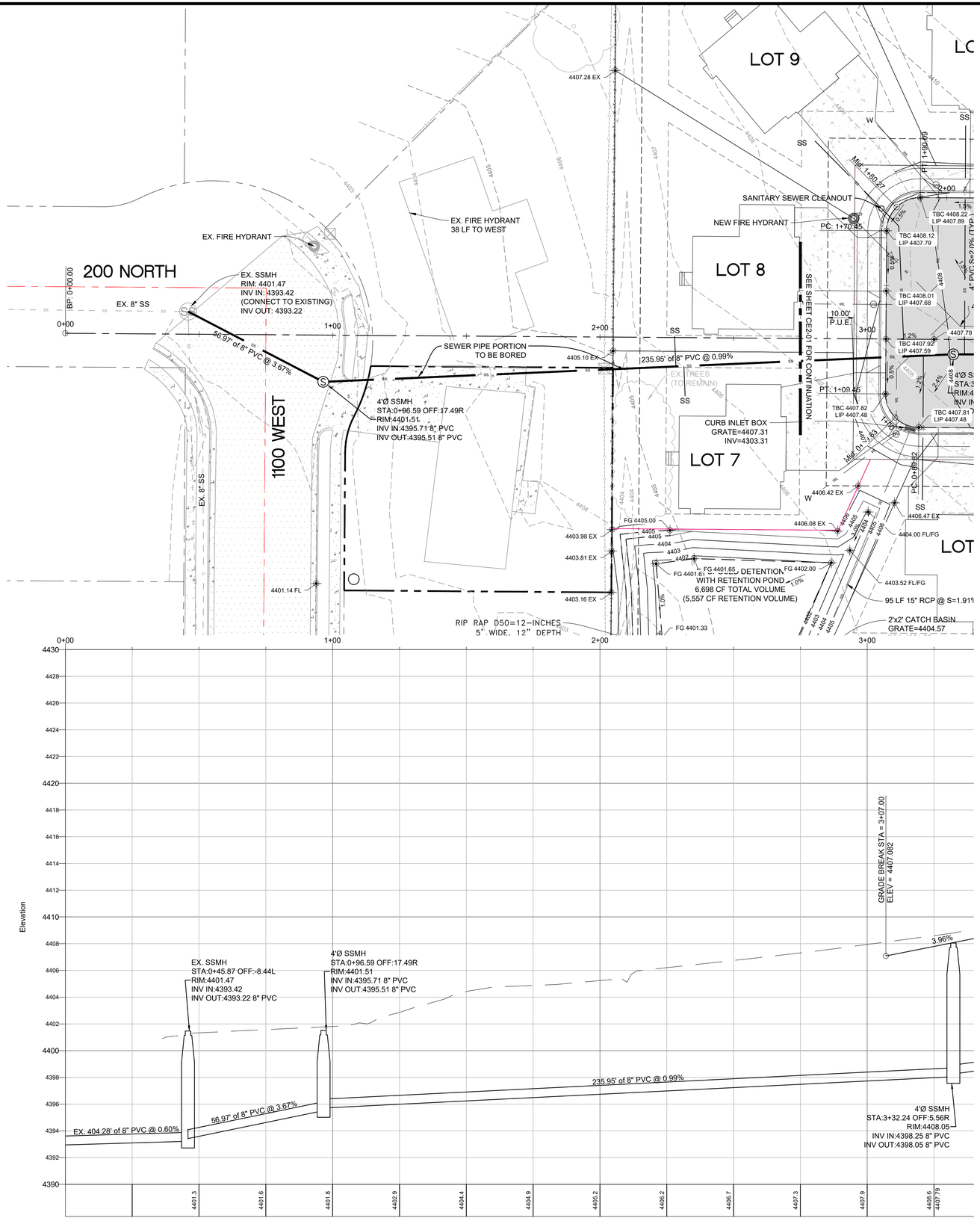
CLEARFIELD CITY, COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 12-29-2020
DESIGN: WJS
DRAWN: WJS
CHECKED: TWH
DWG: R:\0275 - BARBER, SPENCER (DESIGN,DWG)\SPENCER BARBER CIVIL.DWG

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-02



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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 12-28-2020
DESIGN: WJS
DRAWN: WJS
CHECKED: TWH
DWG: R:\0275 - BARBER, SPENCER\DESIGN\DWG\SPENCER BARBER CIVIL.DWG

PLAN AND PROFILE

SPENCER BARBER SUBDIVISION

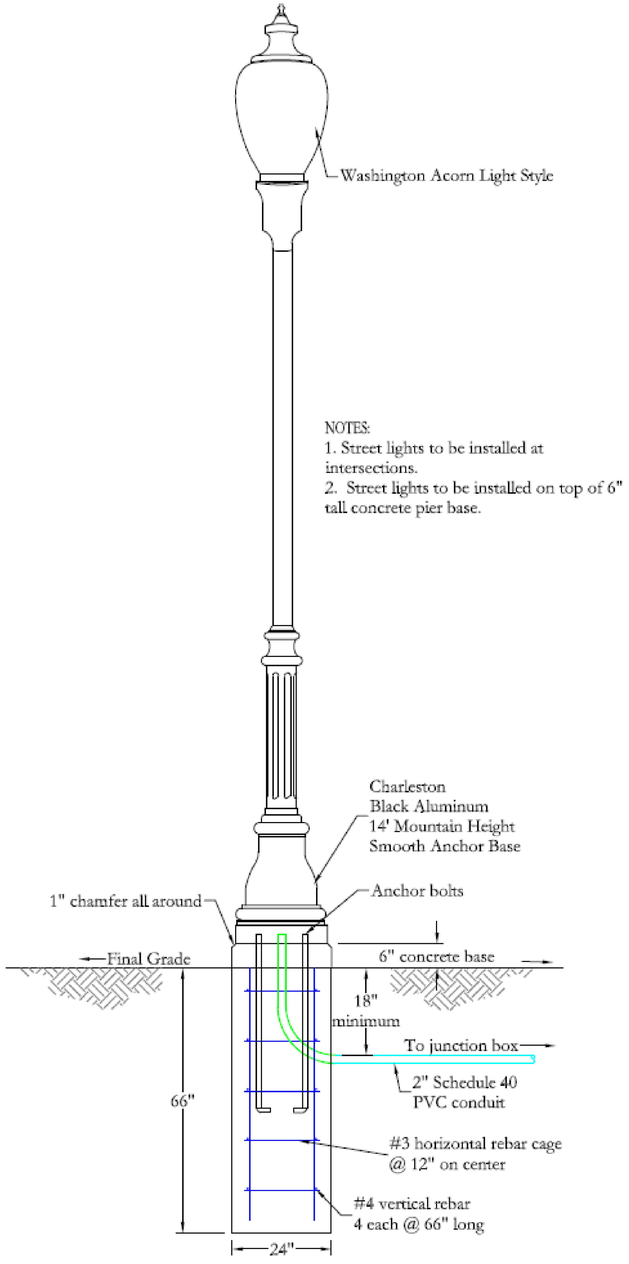
200 NORTH 1000 WEST

CLEARFIELD CITY, COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

CE2-02

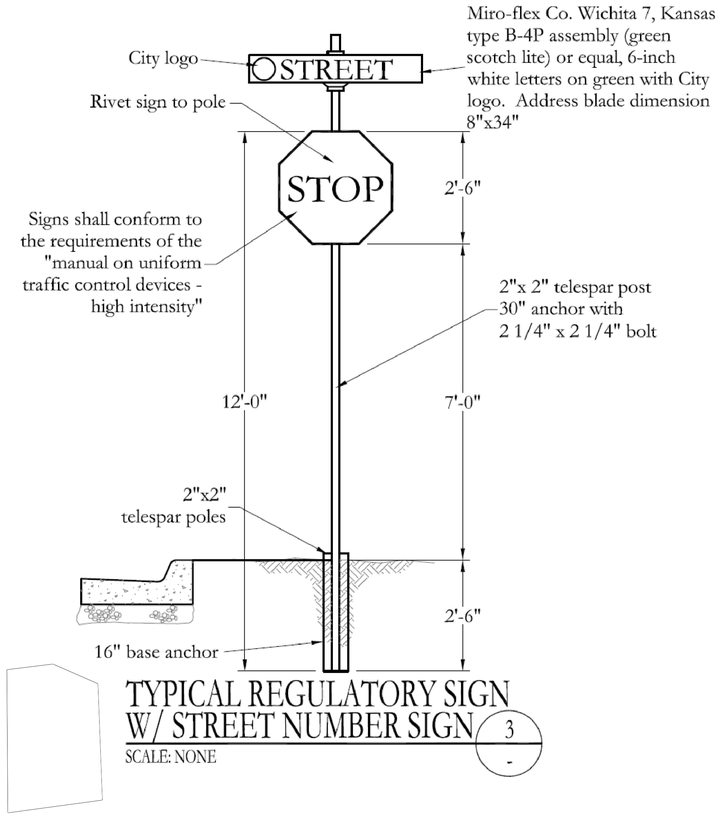


NOTES:
1. Street lights to be installed at intersections.
2. Street lights to be installed on top of 6" tall concrete pier base.

INTERSECTION STREET LIGHT POLE DETAIL

1

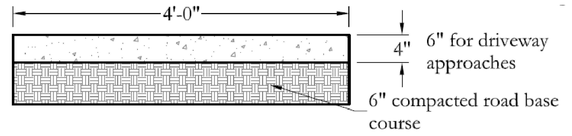
SCALE: NONE



TYPICAL REGULATORY SIGN W/ STREET NUMBER SIGN

3

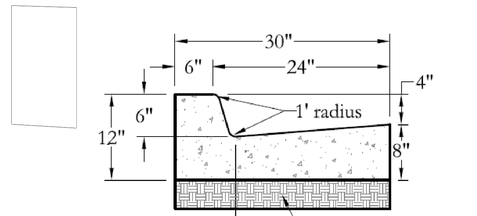
SCALE: NONE



SIDEWALK SECTION

5

SCALE: NONE



STANDARD 30" CURB & GUTTER

6

SCALE: NONE

NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)

NOTE: ALL IMPROVEMENTS TO BE CONSTRUCTED PER CLEARFIELD CITY STANDARDS. REFER TO SHEET CE1-01 FOR ADDITIONAL RELATED SITE DETAILS

SCALE: NTS
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMN
DWG: R:\0275 - BARBER, SPENCER (DESIGN,DWG,SPENCER BARBER CIVIL.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
Licensed
STATE OF UTAH

STANDARD DETAILS

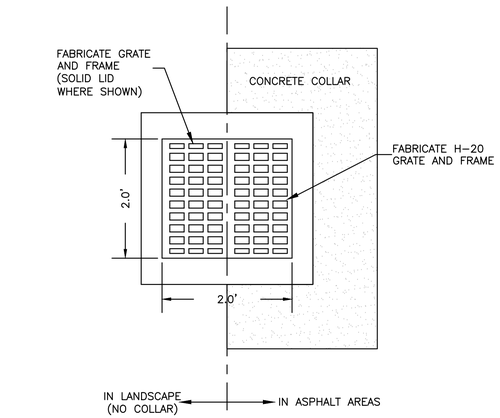
WOODS COURT SUBDIVISION

200 NORTH 1000 WEST

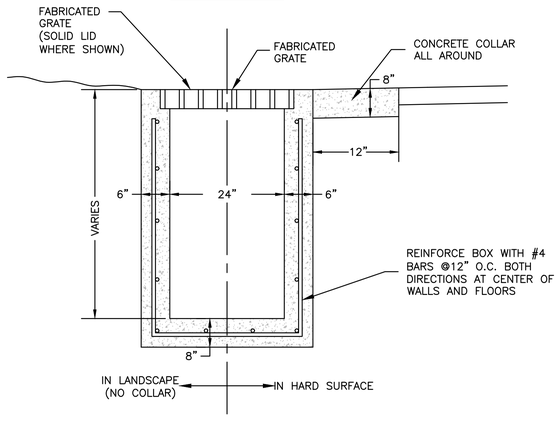
CLEARFIELD CITY, DAVIS COUNTY, UTAH

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CIVIL • LAND PLANNING
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CE5-01



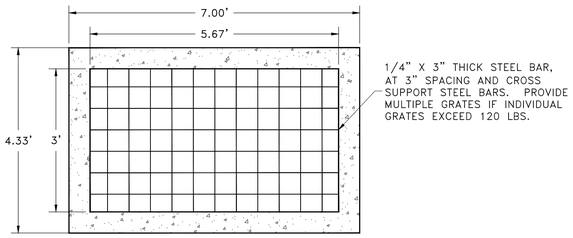
PLAN VIEW



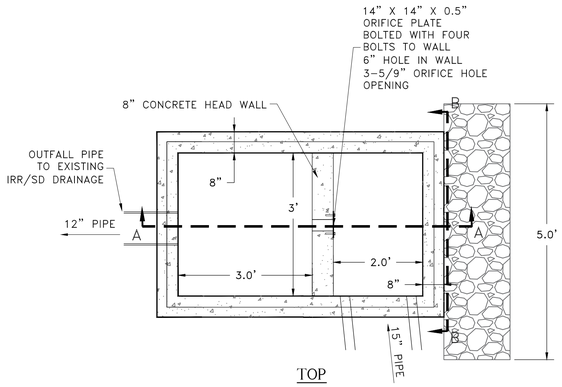
SECTION VIEW

1 24-INCH CATCH BASIN BOX DETAIL

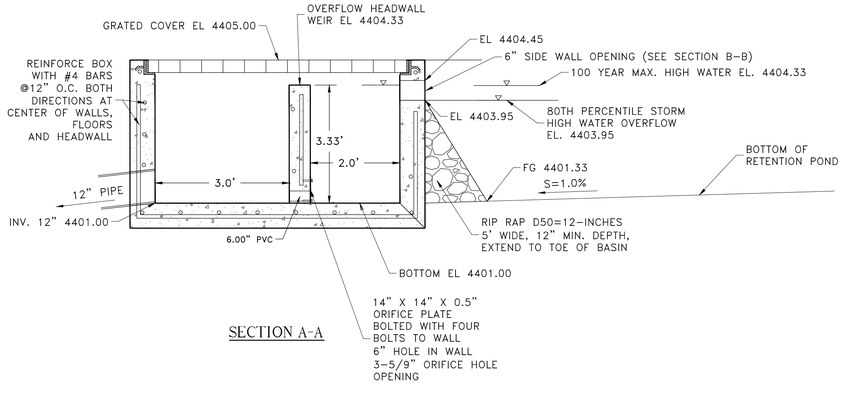
Scale: (NOT TO SCALE)



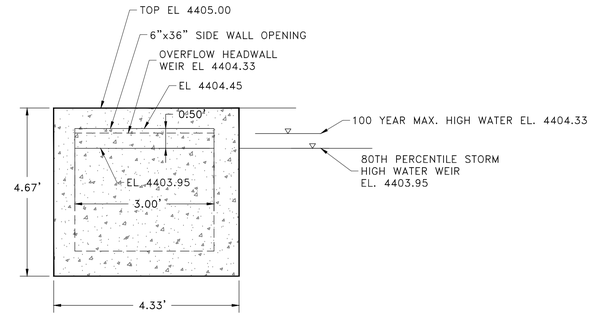
LID



TOP



SECTION A-A



SECTION B-B

2 4' x 4' STORM DRAIN CONTROL BOX

Scale: NTS

Woods Court Subdivision
Clearfield City Utah

Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C
Hard Surface	52,854	1.2134	0.90
Gravel Area	0	0.0000	0.50
Landscape Area	80,512	1.8483	0.15
Total/Weighted	133,366	3.0616	0.45

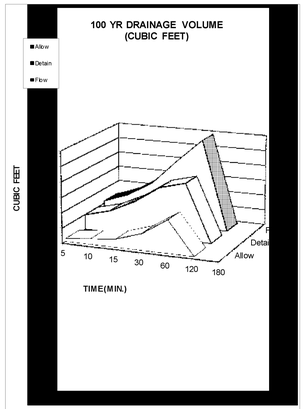
Allow Release Rate (cfs/acre) 0.200
Q Allowable (cfs) 0.61

Total Allowed Release 0.61 cfs

LID Volume (0.5 inches) = 5,557 CF Retained Onsite
(80th percentile storm)

100 yr (NOAA Atlas 14)

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	184	6.86	2,818	2,634
10	367	5.23	4,297	3,929
15	551	4.32	5,324	4,773
30	1,102	2.91	7,172	6,070
60	2,204	1.80	8,873	6,668
120	4,409	1.01	9,957	5,549
180	6,613	0.69	10,189	3,576
360	11,209	0.38	11,209	0



Allowed Volume to be released = 1,112

Overall Site Orifice Calculation

H =	3.33	Maximum water height (ft)
Q =	0.61	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.069	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	3.55	Orifice Diameter (in)
d =	**3 5/9**	**Orifice**

Percolation Rate (from Geotech) = 35 min/inch
Bottom Area Basin percolation
Percolation Rate Basin 1 = 3.96825E-05 cfs/SF (40 min/inch)
SF Bottom of Basin = 1,910 SF
Percolation Basin = 0.075793651 cfs
Hours to Percolate 80% Storm= 20 Hours

REVISIONS

DATE	DESCRIPTION

SCALE: NTS
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TWN
DWG: R:\2275 - BARBER, SPENCER\DESIGN\DWG\SPENCER BARBER CIVIL.DWG

PROFESSIONAL STRUCTURAL ENGINEER
2/26/2021
No. 4859845
TYLER M. NIELSON
Licensed
STATE OF UTAH

STANDARD DETAILS
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL* LAND PLANNING
MUNICIPAL* LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE5-02

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

12 May 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Wood Court Subdivision**
Subj: Site Plan Review – Recommended Approval

Dear Brad,

I have completed my review of the recently submitted Plat, Improvement Drawings, Storm Water Calculations, Sanitary Sewer Easement and Cost Estimate items from the Developer's Design Engineer. The review comments in my last review letter dated the 14th of April 2021 have all been resolved. In my opinion the drawings and calculations now reflect the Standards of Clearfield City.

I herewith recommend approval of the Plat, Improvement Drawings, Storm Water Calculations, the Sanitary Sewer Easement, and the Cost Estimate for the installation of public improvements.

I agree with the "Engineers Cost Estimate" for the quantities and costs associated with the installation of the required improvements. In my opinion the "Engineers Estimate – Escrow Amount" including the 10% warranty amount should be $358,386.50.

Should you have any questions feel free to contact me at my office.
Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE., SE.
City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utilities Superintendent
Dayton Newell, Public Works Technician

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

TO: Spencer Barber / Developer
Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Woods Court Subdivision

DATE: April 27, 2021

I have reviewed the 2nd site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns. All of the items noted in my letter dated 02/08/2021 have been addressed except for those noted in red.

1. The site plan shows 1 single hydrant at the back of the cu-de-sac. The distance from the proposed hydrant to the intersection with 1000 West is 400 feet long. The 2018 International Fire Code requires that the maximum distance from any point on the street or road frontage to a hydrant cannot exceed 250 feet. The hydrants on the east side of 1000 west will not be allowed into this measurement due to the street being a major thoroughfare and a supply hose stretched across the street and into this development would create major traffic issues. An additional hydrant is required near the entrance to the development. Additional hydrant has been added between lots 1 and 2.

2. An application and site plan review fee are required before final approval can be granted. As of today's date, our office has not received an NDFD Application for plan review and the corresponding review fee. Please submit these items to our office before final approval can be granted.

3. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one- and two-family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

4. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

5. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

6. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.

7. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

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.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, June 15, 2021

SUBJECT: Discussion on **FSP 2021-040029**, a final subdivision plat request by Jeff Layton for a 2-lot subdivision at the subject location. **Location:** 1345 South State Street (TIN's: 09-022-0154, 09-022-0155, 09-022-0040, & 09-022-0005). **Total Parcel Area:** 8.34 acres. **Zone:** C-2 (Commercial).

PLANNING COMMISSION RECOMMENDATION

On May 5, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020028**, a preliminary and final subdivision plat request by Jeff Layton with Laytonscape, Inc. for a 2-lot single-commercial subdivision for the properties located at 1345 S. State Street (TIN: 09-022-0005, 09-022-0040, 09-022-0154, & 09-022-0155).

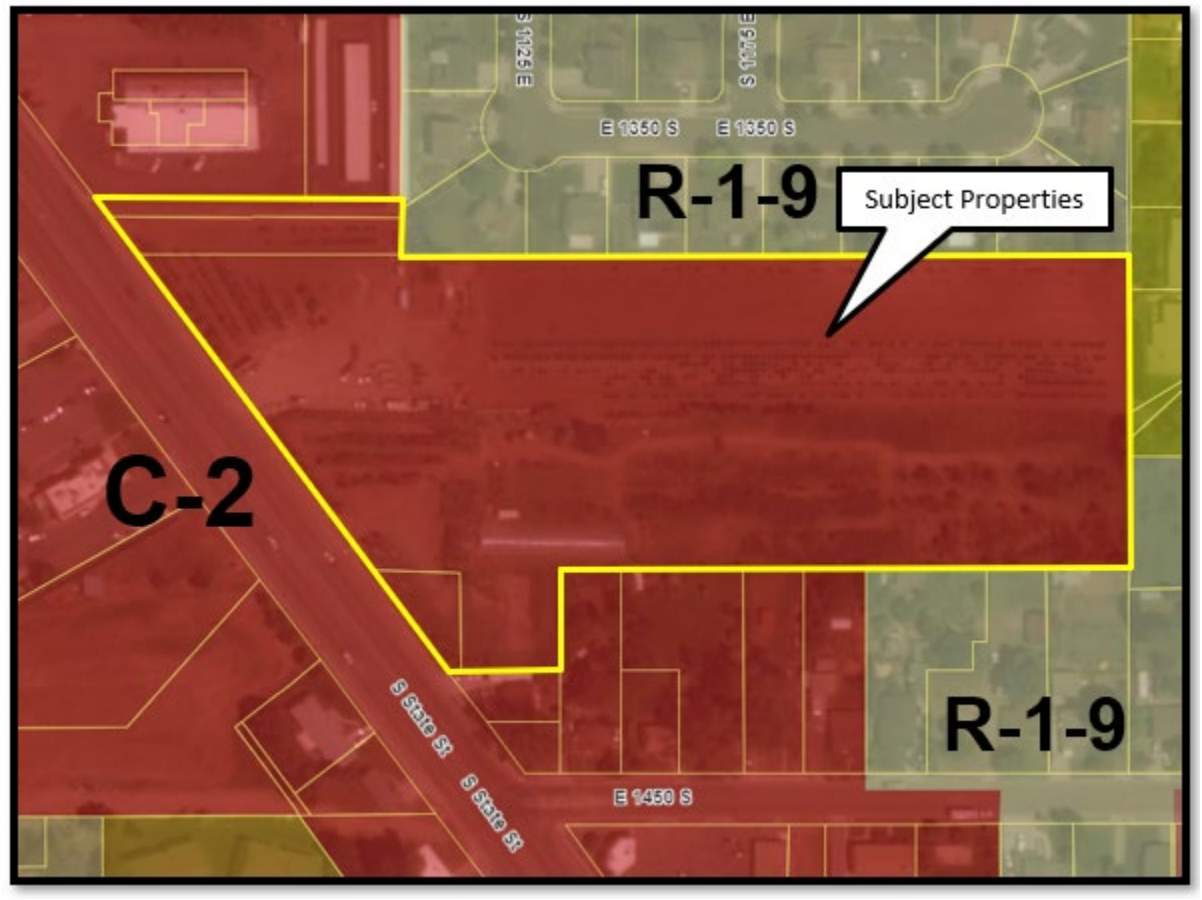
PROJECT SUMMARY

Project Information	
Project Name	The Pines Subdivision
Site Location	1345 S. State Street
Tax ID Numbers	09-022-0005, 09-022-0040, 09-022-0154, & 09-022-0155
Applicant	Jeff Layton, Laytonscape, Inc.
Owners	Jeff Layton and Larry Layton
Proposed Actions	Preliminary & Final Subdivision Plat Approval
Zoning	C-2 (Commercial)
General Plan Land Use Classification	Commercial
Gross Site	8.28 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial/Retail & Residential Single-Family	C-2 (Commercial) & R-1-9 (Residential)	Commercial & Residential
East	Residential Single-Family	R-1-8 & R-1-9 (Residential)	Residential

South	Residential Single-family	C-2 (Commercial)	Commercial
West	Commercial/Retail & Residential Single-Family	C-2 (Commercial)	Commercial

Aerial Image & Zoning



DESCRIPTION/BACKGROUND

The applicant is requesting preliminary and final subdivision plat approval to combine and subdivide subject properties into a 2-lot commercial subdivision. The proposed subdivision does not include new roads or access points for the 2 lots but is simply to combine properties and provide separation for the different business uses. The proposed lots comply with the minimum standards for the C-2 Zone. A review of the engineering standards and changes needed are provided in the plat review section of this report.

FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission was shared for review by City Planning, Engineering, and Public Works staff as well as the North Davis Fire District and North Davis Sewer District. The Clearfield City Engineer has reviewed the proposed subdivision plat and provided comments in a review letter dated 12 April 2021. The review includes corrections/changes needed to language on the plat to comply with City standards or provide the right language. A ten foot (10') wide public utility easement will be required around the perimeter of the subdivision and between the two lots as well as addresses will need to be provided for the two separate lots. All of the comments in the review letter are standard comments and involve workable solutions.

PUBLIC COMMENT

A public notice sign was posted on April 23, 2021 for the preliminary and final subdivision plat review. As of the date of this report, no comments have been received by staff.

CORRESPONDING POLICY PRIORITY (IES)

The proposed subdivision will improve *Clearfield's Image, Livability, and Economy* by providing separation of the site ownership and uses to better long-term maintenance and management of the businesses.

FISCAL IMPACT

None

ALTERNATIVES

None

CONDITIONS OF APPROVAL

1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.

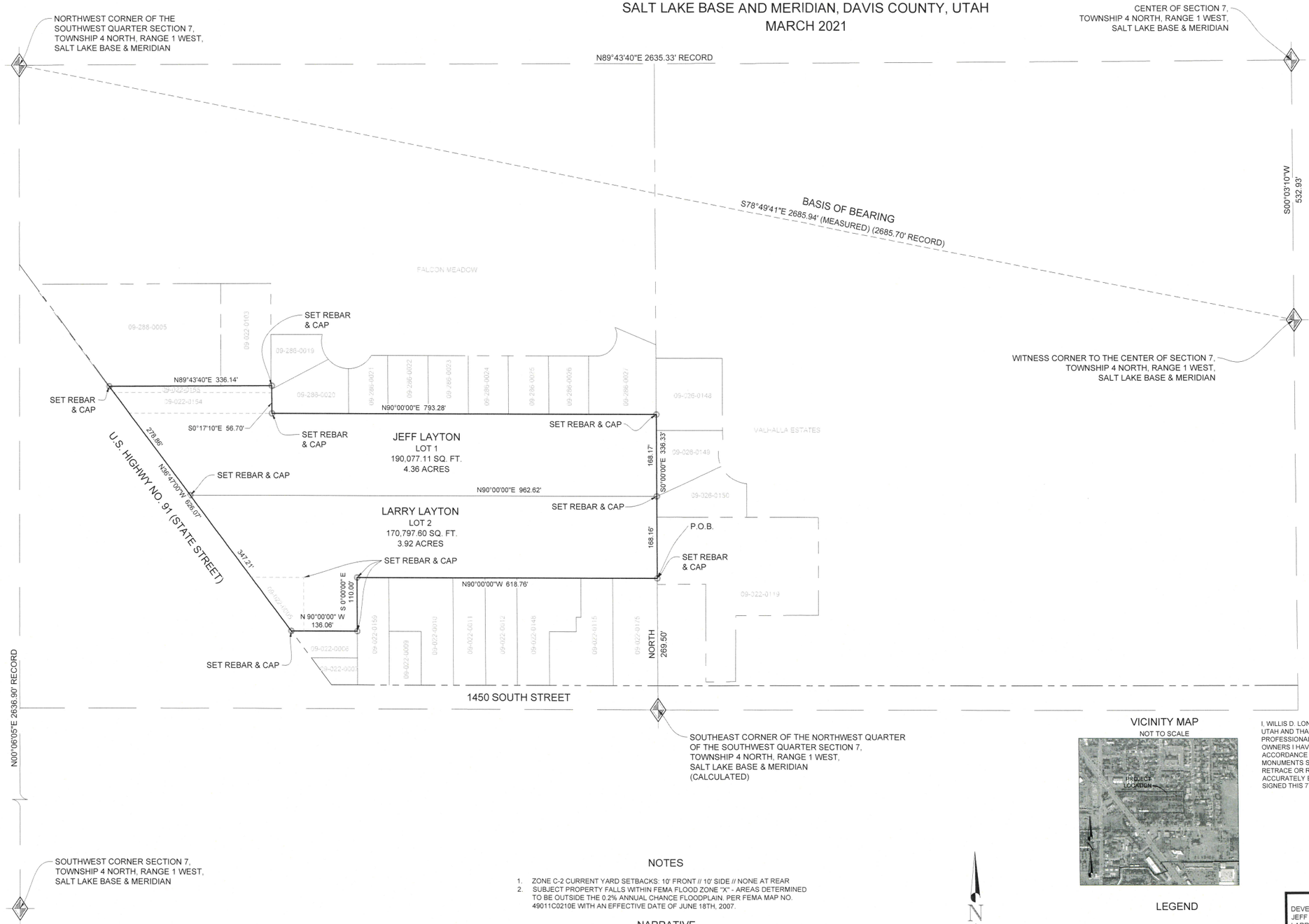
2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

LIST OF ATTACHMENTS

1. Subdivision Plat
2. Engineering Review Letter dated 12 April 2021
3. North Davis Fire District Review Letter dated 27 April 2021

THE PINES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH
MARCH 2021



SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 269.50 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 618.76 FEET; THENCE SOUTH 110.00 FEET; THENCE WEST 136.06 FEET TO THE EAST LINE OF A HIGHWAY; THENCE N36°47'00"W 626.07 FEET ALONG THE EAST LINE OF SAID HIGHWAY; THENCE NORTH 89°43'40" EAST 336.14 FEET; THENCE SOUTH 0°17'10" EAST 56.70 FEET; THENCE EAST 793.28 FEET; THENCE SOUTH 336.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 360,874.71 SQ. FT. OR 8.82 ACRES

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE PINES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY CLEARFIELD CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____, 2021.

BY: JEFF LAYTON

BY: LARRY LAYTON

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF DAVIS)

On this_____day of_____2021, before me _____, A Notary Public, personally appeared JEFF LAYTON, & LARRY LAYTON Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

CLEARFIELD CITY PLANNING COMMISSION
APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION.
SIGNED THIS___DAY OF _____, 2021.
_____
CHAIRMAN

CLEARFIELD CITY APPROVAL
APPROVED BY THE CLEARFIELD CITY COUNCIL.
SIGNED THIS___DAY OF _____, 2021.
ATTEST: _____
TITLE: _____
_____
MAYOR

CLEARFIELD CITY ENGINEER
APPROVED BY THE CLEARFIELD CITY ENGINEER.
SIGNED THIS___DAY OF _____, 2021.
_____
CITY ENGINEER

CLEARFIELD CITY ATTORNEY
APPROVED BY THE CLEARFIELD CITY ATTORNEY.
SIGNED THIS___DAY OF _____, 2021.
_____
CITY ATTORNEY

NOTES

1. ZONE C-2 CURRENT YARD SETBACKS: 10' FRONT // 10' SIDE // NONE AT REAR
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18TH, 2007.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF LAYTON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE IS SOUTH 78°49'41" EAST FROM MONUMENTS SHOWN HEREON. EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

SURVEY COMPLETED: 8 MARCH 2021

N

0' 50 100 200 300

Scale in Feet
1"=100'

VICINITY MAP

NOT TO SCALE

LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED LAYTON SURVEYS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. SIGNED THIS 7TH DAY OF APRIL, 2021.

LICENSED PROFESSIONAL SURVEYOR
4/7/2021
WILLIS D. LONG
10708886
STATE OF UTAH

DEVELOPER:
JEFF LAYTON
LARRY LAYTON

S1/1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER

BY: _____

LAYTON SURVEYS
Professional Land Surveying
(801) 663-1541 willis.long@laytonsurveys.com
8334 W Wilson Crest Way
West Jordan, UT 84081

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

12 April 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **The Pines Subdivision**
Subj: Review #1 – Review comments for Plat

Dear Brad,

Attached is our review of the above referenced Plat for your consideration. The following comments will need to be resolved prior to receiving recommended approval from our office.

General Notes:

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

Plat

1. Upon final approval and the printing of the mylar Plat, we want to request the date - Month & Year be added under the "Subdivision Title".

2. The "Boundary Description" has the incorrect acreage and square footage shown. The boundary description does close to the tolerances required by the City.

3. In the "Boundary Description" on the fifth line from the top the word "Highway" must be called out per its State number and the City name.

4. In the "Owners Description" since no streets are being dedicated the language needs to be modified to state what is taking place.

5. Around the entire boundary there needs to be shown a 10' wide Public Utility Easement and between the two lots.

6. There are three parcels shown within the subdivision boundary with their tax identification numbers. The parcels should be described as being combined into the whole of the Plat if that is the intent.

7. There is a note to set a property corner on the northeasterly corner of the parcel with the tax identification number of 09-022-0005. We need to know the reasons for this action?

8. Lot Addresses are needed to be shown for each lot.

9. The approval signature block needs to be corrected at the bottom of the document for the "City Engineer" to sign the final mylar plat document. The language for the "Clearfield City Engineer" approval/compliance signature block shall be written to match the following:

   I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Clearfield City.

10. The right-of-way width of U.S. Highway 91 / State Street will need to be placed on the Plat.

11. The City is presently improving the frontage of this subdivision along U.S. Highway 91 / State Street and the measurement width of the park strip is needed in order to place the sidewalk in the correct position. Please forward to our office asap the measurements from the existing curb & gutter to the property line in 4-locations along U.S. Highway 91 / State Street.

12. The tie corner description call-out is missing the word "of" prior to . . . Section 7. . .

Should you have any questions, feel free to contact our office.
Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent

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

FROM: John Taylor / Fire Marshal

RE: The Pines Subdivision

DATE: April 27, 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. It appears that this subdivision is to create 2 large lots for undetermined purposes. In the event that any structures are to be built on either lot, a review for approval would need to be made by our office to ensure the distance from any possible structure to a fire hydrant does not exceed IFC requirements.

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.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, June 15, 2021

SUBJECT: Discussion on **GPA 2021-050035**, a general plan amendment request by John Warnick with Destination Homes to change the designation on approximately 4.73 acres of 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). **Total Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**

Discussion 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). **Total Project Area:** 12.193 Acres. **Staff:** Brad McIlrath **(Legislative Action).**

PLANNING COMMISSION RECOMMENDATION

On June 2, 2021, the Clearfield Planning Commission forwarded a recommendation of approval of **GPA 2021-050035** and **RZN 2021-050035** for the proposed general plan amendment and zoning map amendment as requested. The zoning map amendment was made conditional upon approval of a development agreement, but the general plan amendment did not include the condition of a development agreement as the Planning Commission was comfortable with the land use designation change regardless of the zoning. With the R-3 Zone designation change, the Planning Commission did want to ensure with a development agreement, that the proposed project concept be what is constructed.

DESCRIPTION / BACKGROUND

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 is now proposing small-lot single-family homes instead of 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 two 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 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 units to the acre would be a consistent land use pattern for low-medium density residential on the periphery of this commercial area to the south.

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 recommended 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.

At the Planning Commission Public Hearing, the owner of the childcare business to the south, Monica Gailey, along with one of her employees voiced opposition to the proposed amendments and project concept. The opposition included concerns for child safety and security for the business.

The business manager of the 7-Eleven located at the corner of 1000 West and Antelope Drive voiced his support of the amendments and project concept. He indicated that additional households in this area will support the local businesses.

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 proposed 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 along with a mix of housing options 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*	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

drainage, and circulation systems.	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 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 provide 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 code 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 encourages 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.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The proposed general plan and zoning map amendments will improve *Clearfield's Image, Livability, and Economy* by providing an additional residential opportunities and an improvement to an undeveloped property. The additional households will support the local economy with proximity to the commercial center to the south. The proposed change is consistent with the area and surrounding land uses.

STAFF RECOMMENDATION; FININDS & 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.

FISCAL IMPACT

None

ALTERNATIVES

The City Council may discuss and/or recommend an alternative to that of the Planning Commission's recommendation.

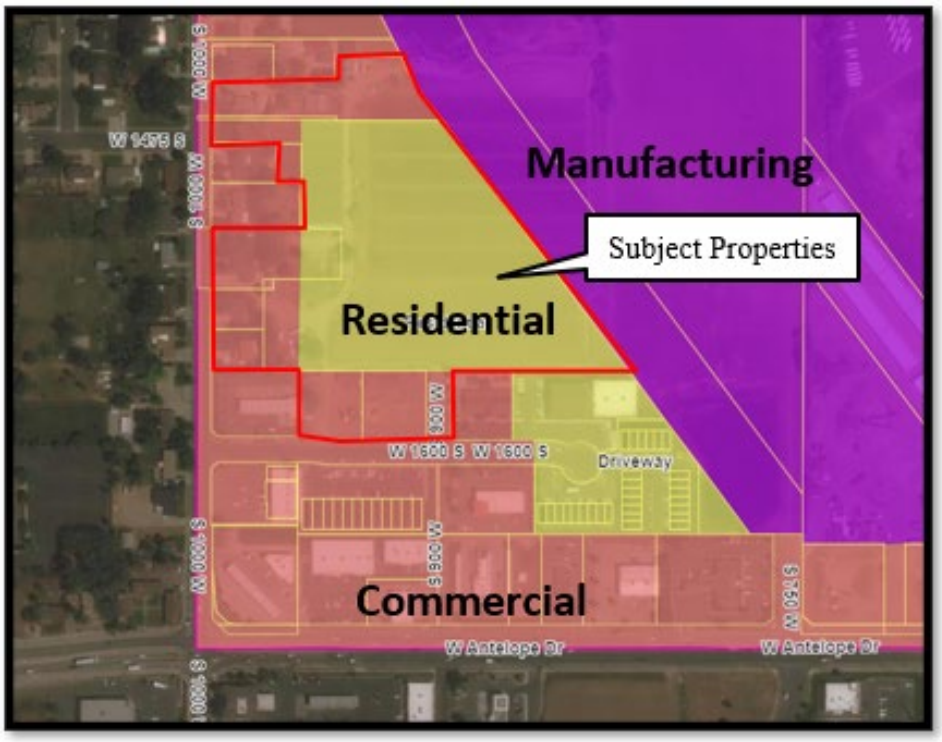
SCHEDULE / TIME CONSTRAINTS

The proposed changes are scheduled for review by the City Council in the Policy Session on June 22, 2021.

LIST OF ATTACHMENTS

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

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

JAY N. AND MELANIE SMITH 12-053-0064

1475 SOUTH STREET

GINA AND PLATTER ERICKSON 12-053-0027

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

DARRELL K. AND LOLA NICHOLS 12-053-0040

LUCIO SALAMANCA 12-053-0041

GARY D. MECHAM 12-053-0042

SARAH N SANDBERG 12-053-0043

KIRT LARSEN 12-053-0044

SCOTT AND CINDY CRAWLEY 12-065-0037

SCOTT AND CINDY CRAWLEY 12-065-0070

QUITZE GARCIA 12-065-0187

DAVID AND JARILYNN WOOD 12-065-0023

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

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)

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

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

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

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

DEED PARCEL 4
CON L. AND JERILYN WILCOX
12-391-0023
528 sq.ft.
0.012 acres

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

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

LOT 10
WILCOX FARMS AMENDED

LOT 13
WILCOX FARMS AMENDED
872 WEST

LOT 25
WILCOX FARMS AMENDED
PHASE 5

942 WEST

922 WEST

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

UTAH POWER AND LIGHT CORRIDOR

1000 WEST STREET

900 WEST STREET

1600 SOUTH STREET

REES HOLDINGS
AZA A CONDOMINIUM

CLEARFIELD BUSINESS PARK CONDOMINIUMS

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

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

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

BASIS OF BEARING, N 1°15'5" W 2639.06' RECORD BY CALC. 2639.12' MEASURED

N 0°07'41" E 2639.40' MEASURED ON WILCOX FARMS AMENDED PLAT 2639.39' RECORD DCS

N 88°17'51" E 303.91'
303.91'
N 0°07'41" E 55.32'
(55.43' DEED)
N 89°32'25" E 158.16'
(158.55' DEED)
EXISTING FENCE POST IS PROPERTY CORNER
EXISTING FENCE POST IS PROPERTY CORNER
SET BAR AND CAP
S 27°09'00" E 91.16'
(90.14' DEED)
SET BAR AND CAP
98.04'
N 0°07'41" E 147.26'
87.26'
56.00'
4.00'
S 89°52'19" E 303.00'
N 89°52'19" W 561.23'
S 0°07'41" W 4.00'
S 89°52'19" E 258.23' (258.32' DEED)
S 89°52'19" E 217.00'
N 89°52'19" W 157.31'
S 89°52'19" E 59.68'
96.14'
95.14'
N 0°07'41" E 96.14'
N 89°52'19" W 59.68'
S 0°07'41" W 96.14'
N 0°07'41" E 110.00'
S 89°52'19" E 250.00'
348.99'
S 89°52'19" E 99.00'
348.99'
N 0°07'41" E 145.00'
S 0°07'41" W 145.00'
S 0°07'41" W 123.00'
N 89°52'19" W 190.00'
N 89°52'19" W 166.00'
S 0°07'41" W 22.00'
24.00'
24.00'
S 0°07'41" W 22.00'
N 89°52'19" W 25.00'
528 sq.ft.
0.012 acres
159.00'
S 89°52'19" E 125.00'
N 89°52'19" W 33.00'
99.25'
(98.59' DEED)
99.25'
(98.59' DEED)
N 0°07'41" E 197.84'
N 89°52'19" W 125.00'
N 0°07'41" E 197.84'
98.59'
98.59'
S 89°52'19" E 33.00'
125.00'
N 89°52'19" W 210.68'
N 89°52'19" W 889.00'
155.02'
FOUND BAR AND CAP
N 89°52'19" W 492.90'
SET BAR AND CAP
FOUND STANTEC BAR AND CAP
155.40'
N 0°00'10" E 161.62'
N 0°00'10" E 167.90'
S 0°00'10" W 152.56'
NOT SET
NOT SET
66.49'
140.02'
NOT SET
NOT SET
FOUND BAR AND CAP
N 89°59'50" W 206.51'
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'
LOT 7
N 42°45'07" E 91.06' RECORD
N 0°07'41" E 2639.40' MEASURED
670.61'
2639.39' RECORD DCS
87.26'
56.00'
96.14'
95.14'
206.14'
S 0°07'41" W 110.00'
S 0°07'41" W 123.00'
S 0°07'41" W 22.00'
S 0°07'41" W 22.00'
98.59'
99.25'
(98.59' DEED)
98.59'
N 0°07'41" E 197.84'
S 0°00'10" W 152.56'
N 0°00'10" E 167.90'
155.40'
155.02'
889.00'
492.90'
66.49'
140.02'
206.51'
1600 SOUTH STREET
900 WEST STREET
1000 WEST STREET
N 0°07'41" E 145.00'
S 0°07'41" W 145.00'
N 89°52'19" W 33.00'
S 89°52'19" E 33.00'
N 0°07'41" E 670.61'
N 0°07'41" E 2639.40' MEASURED
2639.39' RECORD DCS
N 42°45'07" E 91.06' RECORD
S 27°09'00" E 91.16'
(90.14' DEED)
98.04'
S 36°41'00" E 851.68'
756.64'
UTAH POWER AND LIGHT CORRIDOR

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

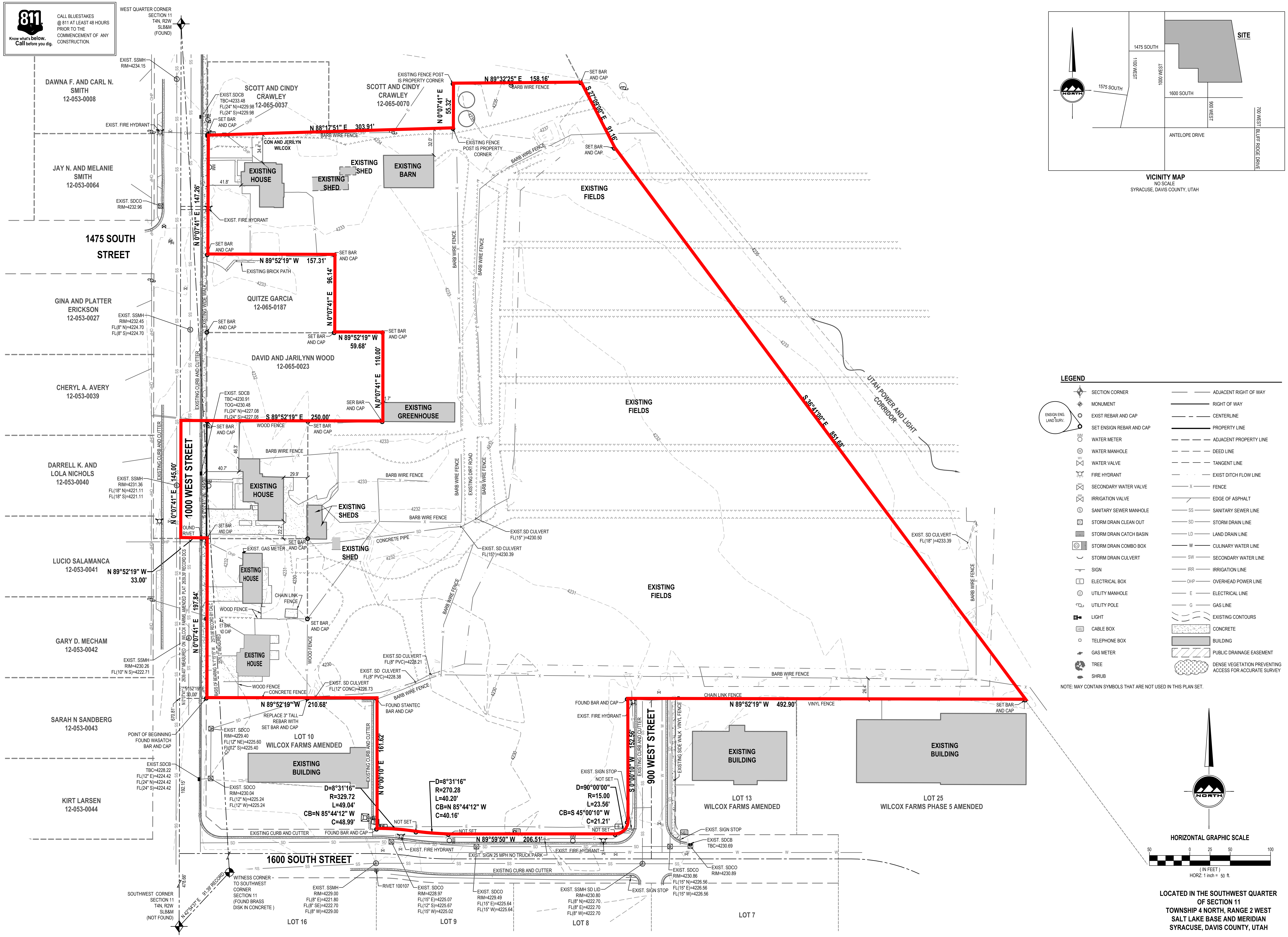
WWW.ENSIGNENG.COM

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



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
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ALTA / NSPS LAND TITLE SURVEY
900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER L1894-J
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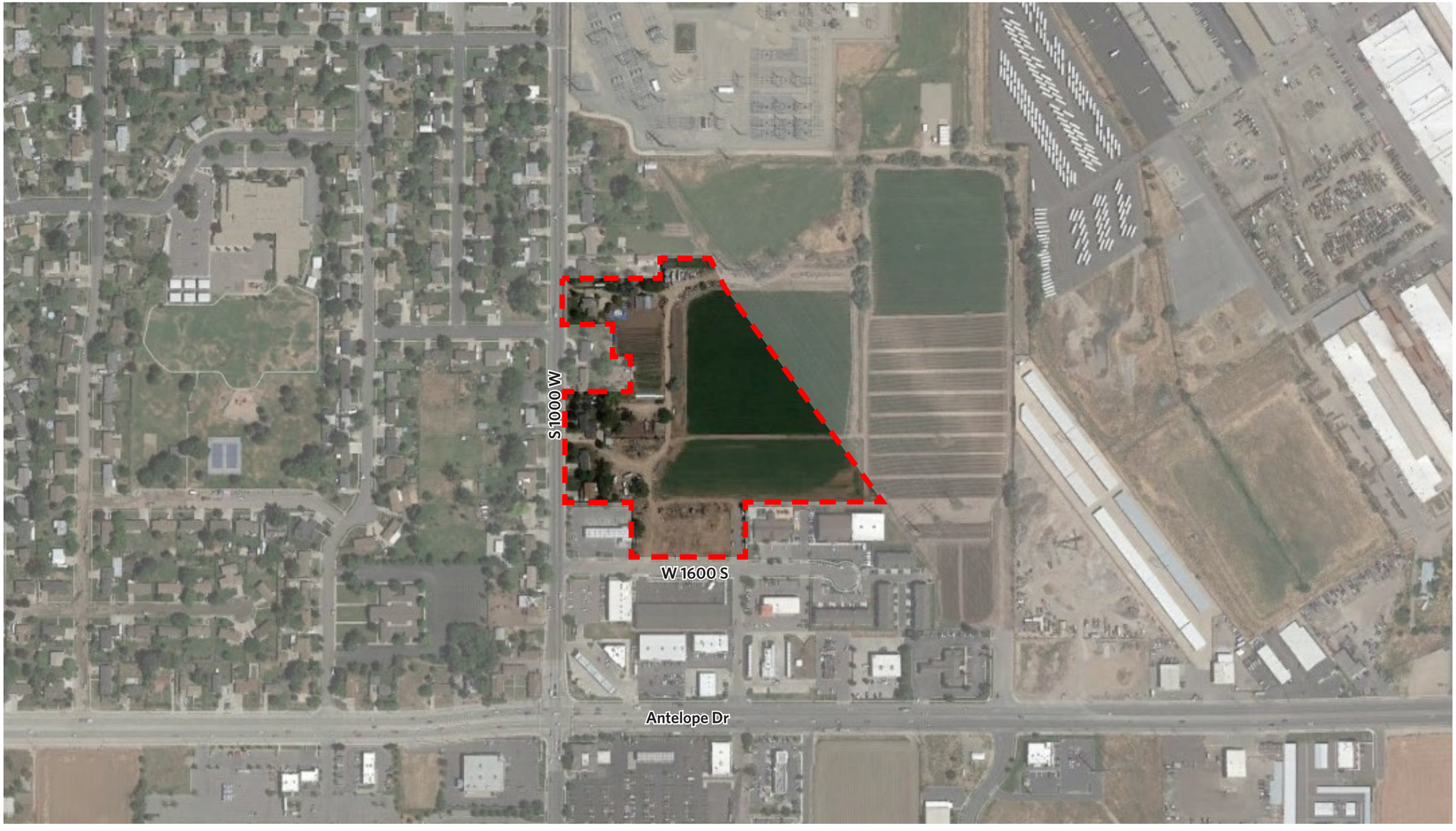


April 2021
Clearfield, Utah

WILCOX SITE MASTER PLAN

Conceptual Site Planning

© 2021 URBAN DESIGN ASSOCIATES | UDA STUDIO



SITE LOCATION MAP

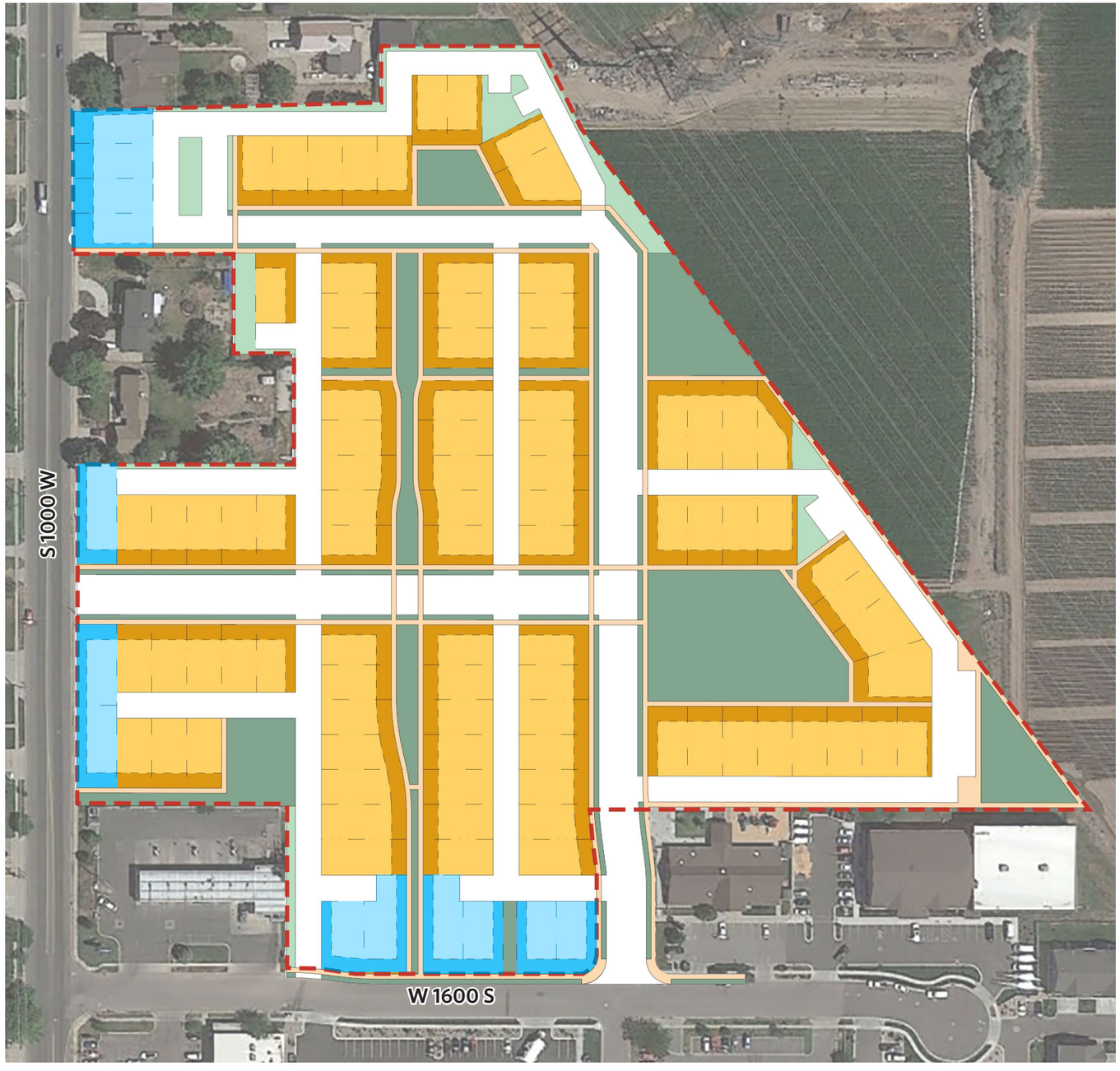


Illustrative Plan: 1" = 120'

Unit Count: 101

MASTER PLAN

URBAN DESIGN ASSOCIATES



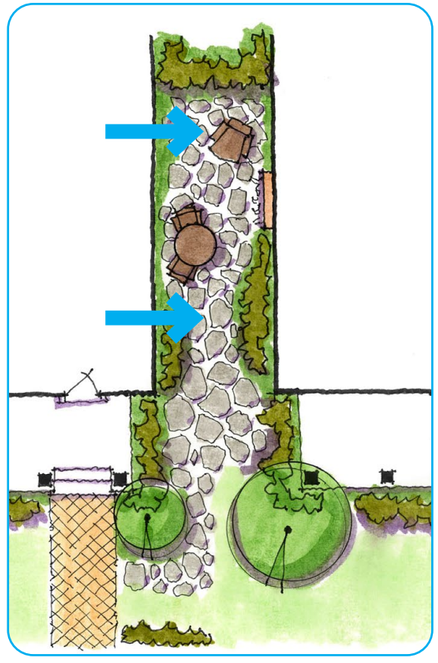
Illustrative Plan: 1" = 120'

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

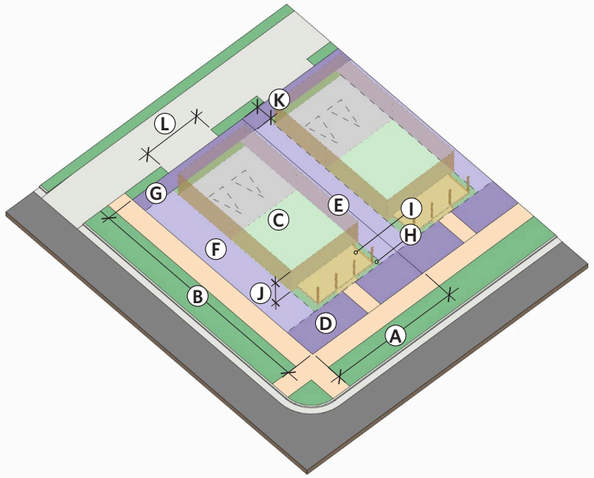
UNIT COUNT

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

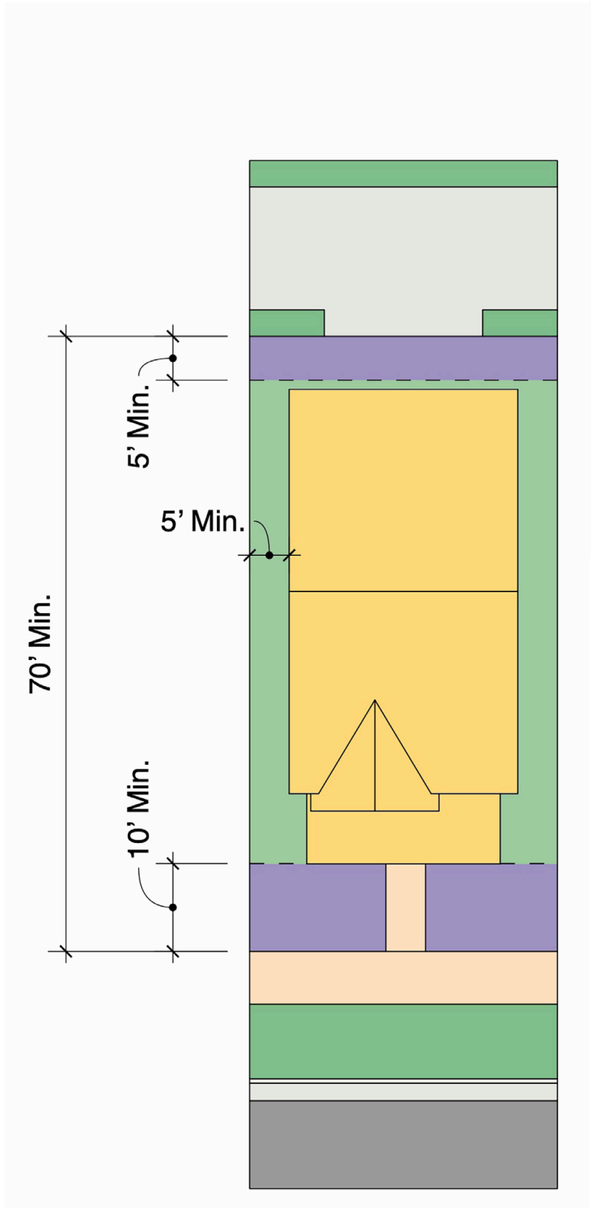
PROJECT BOUNDARY

REQUIRED TWO STORY ELEVATION LOCATION

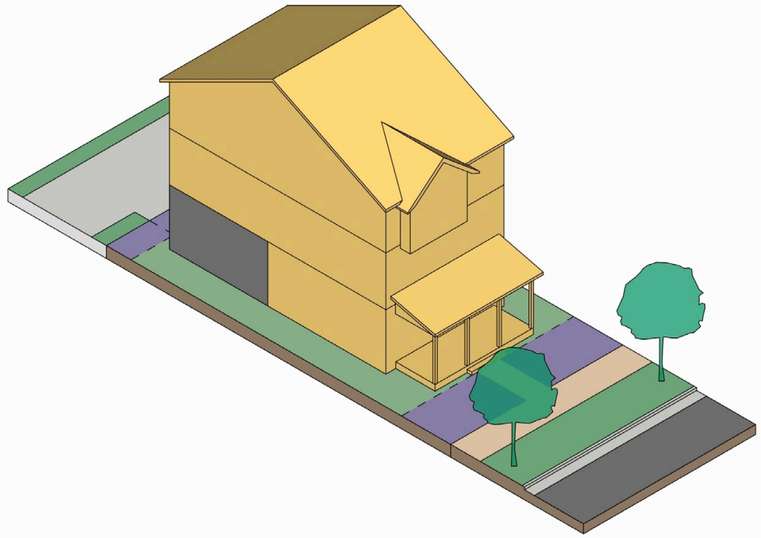
MASTER PLAN SCRIPTING

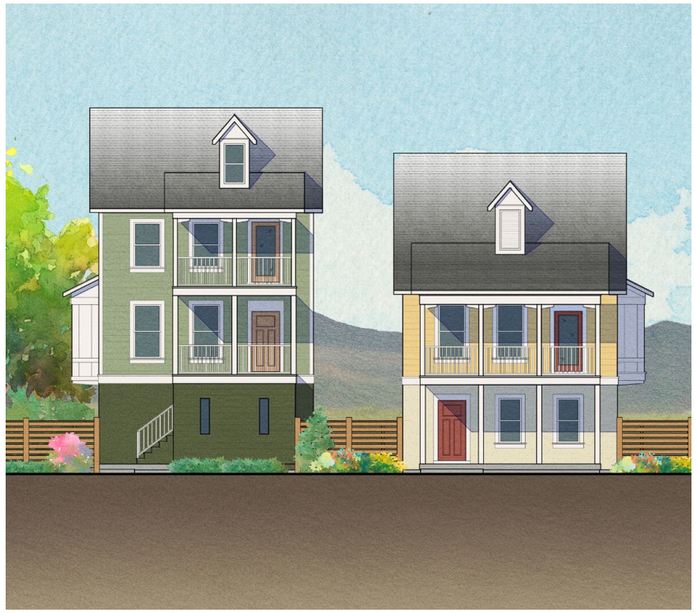


		Typical Lot Size
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
		Setbacks
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min. — 7 ft. max.
		Facade Zone
H		10 ft.
		Porch Encroachments
I		2 ft.
		Height
J		2 – 3 stories
		Garage Setback
K		5 ft. min.
		Maximum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

[redacted]

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.

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Tuesday, June 15, 2021
SUBJECT:	Discussion 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.

RECOMMENDED ACTION

On June 2, 2021 the Planning Commission forwarded a recommendation of approval for **ZTA 2021-040034** a zoning text amendment request by David Clayton with Modal Services, LLC to amend the zoning regulations relating to assisted living facilities in Clearfield City and within the C-1 (Commercial) Zone specifically. This recommendation was based upon an additional change by the Planning Commission made to the staff recommendation as outlined in this report.

DESCRIPTION / BACKGROUND

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 that does not require State licensure. Alternatively, an assisted living facility or nursing home are licensed facilities with the Utah State Department of Facility Licensing. 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."

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.

APPLICANT PROPOSAL

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).

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 and 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 is 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 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, 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 continuing 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 or one space for each apartment, plus one space for each staff member on the busiest shift.

STAFF PROPOSED CHANGES TO APPLICANT PROPOSAL

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 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 assistance 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."

PLANNING COMMISSION RECOMMENDATION

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

ASSITED LIVING FACILITY: A congregate residential facility for ~~elderly~~ persons, having physical or mental limitations because of health or age, who receive assistance 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 AND 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 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.

CORRESPONDING POLICY PRIORITY (IES)

The proposed ordinance text amendments address the Policy Priorities of *Providing Quality Municipal Services* and *Improving Clearfield's Image, Livability, and Economy* in the following ways.

- The first policy priority emphasized "continuous improvement through innovation." By updating the land use ordinance definitions for assisted living facilities and allowing the use as a conditional use in the C-1 Zone, the City is continuously improving to address current industry standards and market demands to serve Clearfield residents.

- The second policy priority is being met by amending the City's ordinance to reflect current industry standards for assisted living as well as providing additional opportunities for "aging in place" for Clearfield residents. These changes along with existing development regulations will encourage "high quality economic development."

SCHEDULE / TIME CONSTRAINTS

The proposed changes are scheduled for review by the City Council in the Policy Session on June 22, 2021.

LIST OF ATTACHMENTS

- Applicant Text Amendment Narrative
- Assisted Living Definitions – Staff Research
- 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.