



CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, December 15th, 2021**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room

Review of agenda items to address questions.

REGULAR SESSION – 7:00 PM- Council Chambers

- CALL TO ORDER - PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES:
 - July 21, 2021
 - August 18, 2021
 - August 25, 2021

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **PSP & FSP 2021-110038**, a preliminary and final subdivision plat request by Mike Bastian with Castle Creek Homes for a 9-lot single-family subdivision at the subject location. **Location:** 951 West 300 North (TINs: 12-019-0134 & 12-019-0135). **Project Area:** 2.16 Acres **Zone:** R-1-6 (Residential) **Staff:** Brad McIlrath, Senior Planner (**Administrative Action**).
2. Discussion and Possible Action on **CUP 2021-110103**, a conditional use permit request by Erin Carnley to open a school to teach the trade of Electrolysis at the subject location. **Location:** 1266 South Legend Hills Drive #B4 (TIN: 09-340-0201). **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner I (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
 - a. Landscape Ordinance Draft
 - b. 2022 Planning Commission Meeting Schedule & Application Deadlines
2. Planning Commissioner's Minute
3. Staff Communications
 - a. Upcoming Land Use Training

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

Dated this 3rd day of December 2021.
/s/Brad McIlrath, Senior Planner

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

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 July 21, 2021

3 6:30 P.M. – Regular Session

4
5 PRESIDING Chris Uccardi Chair

6
7 PRESENT: David Bloomfield Vice Chair
8 Kathryn Murray Commissioner
9 Karen Blackwood Commissioner
10 Robert Browning Commissioner
11 Brogan Fullmer Commissioner
12 Megan Ratchford Commissioner
13 Bobby Austin Commissioner (Alternate)
14 Amber Brink Youth Ambassador

15
16 ABSENT: Michael Bybee Commissioner (Alternate)

17
18 STAFF PRESENT: Shawn Robinson Assistant City Attorney
19 Spencer Brimley Community Development Director
20 Brad McIlrath Senior Planner

21
22 VISITORS: None

23
24 Chair Uccardi called the meeting to order at 6:30 p.m.

25
26 The Pledge of Allegiance was led by Chair Uccardi

27
28 PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON THE NORTH DAVIS
29 COUNTY ACTIVE TRANSPORTATION IMPLEMENTATION PLAN (ATIP), A JOINT
30 EFFORT BETWEEN THE CITIES OF CLEARFIELD, SYRACUSE, WEST POINT,
31 CLINTON, AND SUNSET TO ADDRESS CURRENT AND FUTURE ACTIVE
32 TRANSPORTATION NEEDS FOR THE NORTH DAVIS COUNTY COMMUNITIES.

33
34 Brad McIlrath, Senior Planner, previously presented the proposed North Davis County Active
35 Transportation Implementation Plan in detail during the July 7, 2021 Planning Commission
36 meeting. He offered the commissioners an opportunity to ask any questions.

37
38 Commissioner Murray stated that from what she had read, she thought that Clearfield was already
39 doing the things listed in the plan. She explained that before encouraging more bicycle use, she'd
40 prefer to train current cyclists to follow the rules. Mr. McIlrath provided further context, explaining
41 that the majority of the proposals in the plan were not already existing in the current infrastructure.
42 Regarding cyclists abiding by the rules, he explained that the proposals were to help better define,
43 designate, and plan for biking infrastructure with safety as one of the main objectives.

44
45 Commissioner Browning raised the issue of the Canal Trail, stating that it had great potential, but
46 to walk it currently was a nightmare. Commissioner Murray gave some background about the trail
47 and the grant money used for the creation of the trail. She also mentioned the safety concerns which

1 then led to routing the trail away from the canal where it was adjacent to certain neighborhoods.
2 She said that because of that, the routing was confusing, and it seemed like the trail didn't lead to
3 anywhere. Mr. McIlrath responded that he had used the trail several times while commuting to City
4 Hall from Layton. Future planning in the ATIP called for covering the canal in the neighborhood
5 areas which would allow the trail to continue parallel to the canal without walking or riding right
6 next to open water. Mr. McIlrath continued it had potential to be more of a regional trail if Layton
7 City developed it farther in their boundary.

8
9 Commissioner Blackwood asked about the nature of the neighborhood byways and if they would
10 have a designated lane for bikes. Mr. McIlrath said that they might have striping on the road, or
11 possibly just signage.

12
13 Commissioner Bloomfield talked about the potential for adding a bike lane to SR 193, and said that
14 they ought to consider striping in a fashion that brings increased visibility to the lane. Mr. McIlrath
15 explained that they did have design standards and options for the physical separation of lanes.

16
17 Commissioner Fullmer asked if the City would experience any constraints to future adaptation of
18 the plan if it were to be adopted. Mr. McIlrath replied that it was similar to a general plan or a city
19 ordinance in that it would be possible to amend in the future. In responding to a follow-up question
20 by Commissioner Blackwood, he explained that any amendments specific to Clearfield could be
21 made by the City. Those changes would then need to be forwarded to the cities involved in the
22 developing the plan; however, if a proposed amendment impacted the other cities, those cities
23 would also have to approve the amendment.

24
25 Commissioner Murray began a discussion regarding state or federal roads, and that with those
26 roads, the City wouldn't have any say in changes. Mr. McIlrath responded saying that roads that
27 were owned and operated by another entity such as UDOT would have the final say. He also stated
28 that with more planning completed the City could better communicate those plans to UDOT and
29 work with them as a partner.

30
31 Commissioner Blackwood stated that she would have liked to see more regarding crosswalks across
32 major roads as part of the active transportation plan. Mr. McIlrath said that there were many
33 comments from the public along those lines. He explained that those were conversations that were
34 had with UDOT in the process of creating the plan. The Commission then had a more detailed
35 discussion about crosswalks in certain areas of the city.

36
37 Chair Uccardi, asked for public comment. There was none. The public hearing was closed.

38
39 **Commissioner Blackwood moved to recommend approval to the City Council for the North**
40 **Davis County Active Transportation Implementation Plan (ATIP), a joint effort between the**
41 **cities of Clearfield, Syracuse, West Point, Clinton, and Sunset to address current and future**
42 **active transportation needs for the North Davis County communities. Seconded by**
43 **Commissioner Fullmer. The motion carried on the following vote: Voting AYE:**
44 **Commissioners Uccardi, Bloomfield, Murray, Blackwood, Browning, Fullmer, Ratchford,**
45 **Youth Ambassador Brink. Voting NO: None.**

46
47 **Chair Uccardi moved to adjourn the regular session. Seconded by Commissioner Fullmer.**

CLEARFIELD PLANNING COMMISSION MEETING

July 21, 2021

7:00 P.M. – Work Session

PRESIDING: Chris Uccardi Chair

PRESENT: David Bloomfield Vice Chair
 Kathryn Murray Commissioner
 Karen Blackwood Commissioner
 Robert Browning Commissioner
 Brogan Fullmer Commissioner
 Megan Ratchford Commissioner
 Bobby Austin Commissioner (Alternate)
 Amber Brink Youth Ambassador

ABSENT: Michael Bybee Commissioner (Alternate)

STAFF PRESENT: Shawn Robinson Assistant City Attorney
 Spencer Brimley Community Development Director
 Brad McIlrath Senior Planner

VISITORS: Mark Morris VODA Landscape + Planning
 Annaliese Eichelberger VODA Landscape + Planning

Commissioner Uccardi called the meeting to order and turned the time over to VODA.

General Plan Update

Presentation and discussion led by VODA Landscape + Planning

Topic: Land Use and Transportation Draft Reviews

Land Use Chapter Outline

1. Existing Conditions:
 - Challenges related to population growth.
 - Housing demand increasing faster than supply.
 - Space needs of retail shifting.
 - Approximately 11 percent of land left for development, meaning much of future growth will be redevelopment.
2. Land Use Framework:
 - Center-focused growth.
 - Mixed-Use Corridor Growth.
3. Future Land Use Considerations:
 - Support concentration of retail uses in key neighborhood and urban centers.
 - Context sensitive housing development patterns with varied types and densities.

1 4. Policies and Implementation Goals:

- 2 • Increase sustainable employment and commercial opportunities.
- 3 • Transition underused commercial areas into active neighborhood centers and
- 4 corridors.
- 5 • Promote a mix of uses and housing with concentrated development in key areas.

6 Policies and Implementation Policies:

- 7 • Redevelopment in existing employment centers shall provide a mix of new jobs, new
- 8 specialty retail, and new entertainment opportunities.
- 9 • Create a balance between employment and housing.
- 10 • Develop, redevelop, renovate, and reuse underutilized parcels and buildings.
- 11 • Focus development in key centers.
- 12 • Physically integrate residential uses with office and retail uses to develop pedestrian
- 13 oriented growth.

14 Policies and Implementation Strategies:

- 15 • Mixed-use.
- 16 • Special area tax and finance tools.
- 17 • Tailoring land use ordinances and development agreements to compact, safe,
- 18 attractive, and accessible development.
- 19 • Amend the zoning ordinance to create additional residential zones that focus on
- 20 specific residential types.

21 5. Best Practices:

- 22 • Multi-modal connections.
- 23 • Context sensitive infill.
- 24 • Balance zoning with housing demand.
- 25 • Mix housing types within neighborhoods to allow for life cycle demands.
- 26 • Land use that supports transit.
- 27 • Parking policy to reduce total paved area in centers and residential neighborhoods.
- 28

29 Commissioner Browning stated that he had noticed a trend in other communities where portions

30 of parking lots were being repurposed as shopping centers and adding new development. Mark

31 Morris responded that was the type of thing that was being referred to as needing to allow

32 flexibility within the General Plan to allow for that type of development.

33

34 Commissioner Murray gave feedback that the draft said that there would be a lot of population

35 growth, but then only estimated an increase of 4,000 people by 2050. Her opinion was that wasn't

36 a significant amount of growth at all. She also said that she would prefer to see more detail in the

37 General Plan, specifying where the growth would occur in relation to zoning and density. Mr.

38 Murray replied that guidance could be given on where density would be appropriate within the

39 General Plan.

40

41 Commissioner Blackwood asked if the specific zones could be cited and explained in the General

42 Plan. Discussion followed, and Spencer Brimley, Community Development Director, clarified

43 that the General Plan should be general in nature to avoid numerous General Plan amendments

44 that could result from future zoning changes.

45

46 The Commission discussed the concept of neighborhood centers, specifically the center at 300

1 North and 1000 West. The discussion was in relation to the guidance to have higher residential
2 density in proximity to those types of neighborhood centers.

3
4 Commissioner Blackwood asked a question about the Form Based Code and how it related to the
5 General Plan. The Commission then discussed the nature of mixed-use zoning, including details
6 about the zoning in the area of 700 South. Brad McIlrath, Senior Planner, explained in wide-
7 ranging terms the nature of zoning and how certain zones were within the Form Based Code.

8 9 **Transportation Chapter Outline**

10 11 1. Existing Conditions

- 12 • Good arterial connectivity.
- 13 • Opportunity to enhance local street connectivity.
- 14 • High degree of regional connectivity with FrontRunner, Bus Routes, I-15, and
15 regional trails.

16 2. Transportation Framework

- 17 • Focus on local transportation projects.
- 18 • Coordinate with WFRM roadway, transit, and active transportation projects.

19 3. Future Transportation Considerations

- 20 • Employment growth to continue.
- 21 • Household growth to continue at high pace.
- 22 • Clearfield would benefit from planned roadway projects planned by state and local
23 agencies.
- 24 • UTA service and investments would be a benefit.
- 25 • Opportunity to expand active transportation.

26 4. Policies and Implementation Goals:

- 27 • Improve walkability and active transportation.
- 28 • Increase connectivity at key centers throughout the City.
- 29 • Integrate active transportation network for convenient and comfortable access.

30 Policies and Implementation Policies:

- 31 • Improve walkable routes, destinations, physical infrastructure connectivity,
32 operational connectivity.
- 33 • Continue to implement the trails master plan.

34 Policies and Implementation Strategies:

- 35 • Coordinate with UTA, UDOT, etc.
- 36 • Construction of walkable streetscapes.
- 37 • Sidewalk inventory.
- 38 • Increase pedestrian connectivity between centers.
- 39 • Adopt Form Based Code requirements for streetscapes throughout the City.
- 40 • Diversify activities and services within centers.
- 41 • Improve street network connectivity at FrontRunner station, Freeport Center, and
42 between new developments and adjacent neighborhoods.
- 43 • Improve active transportation route beneath the I-15 overpass at 700 South.
- 44 • Continue to implement trails master plan.
- 45 • Construct new crosswalks for better access.

- Provide signage that clearly indicated the distance and direction between different routes, intersections, and centers.
- Enhance travel experience safety with additional facilities such as lighting, trailheads, and shade where possible.

5. Best Practices

- Coordinate transportation project investments with land use, housing, and economic development goals, policies, and development decisions.
- Provide multiple route and mode options to improve connectivity.
- Design streetscapes that improved walkability.

Transportation Element Goals

- Preserve, enhance, and beautify principal transportation corridors.
- Promote increased use of Frontrunner station by improving access to and from station.
- Develop a coordinated and integrated network of connections that made biking, walking, and other forms of active transportation convenient and comfortable.

Commissioner Blackwood said that the goal of walkability would be difficult to achieve if the City didn't have the final say on where to locate crossings on state roads. Mr. McIlrath said that if the City didn't have it listed as a goal or policy, then it would be less likely to get there. Having it written would allow the City to focus on it and make progress on the things it could control. Discussion continued amongst the Commission, staff, and VODA regarding the importance of laying the groundwork, the vision, and planning to accomplish goals over a long time period.

Commissioner Bloomfield brought up the limitation of traffic flow at 700 South near the I-15 interchange and the frontage road. Staff and VODA noted the area and said that it could be illustrated. More general discussion related to transportation and walkability followed.

STAFF COMMUNICATIONS

Brad McIlrath, Senior Planner, discussed the rescheduling of upcoming Planning Commission meetings. He said there would be a meeting on the August 18, 2021 that would have a particularly large agenda.

There being no further business to come before the Planning Commission, **Chair Uccardi moved to adjourn. Seconded by Commissioner Fullmer.**

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 August 18, 2021

3 6:00 P.M. – Work Session

4
5 **Due to the COVID-19 Pandemic one or more Planning Commissioners may attend the**
6 **meeting electronically through Zoom.**
7

8 PRESIDING: Chris Uccardi Chair

9
10 PRESENT: David Bloomfield Vice Chair
11 Robert Browning Commissioner
12 Karen Blackwood Commissioner
13 Brogan Fullmer Commissioner
14 Megan Rachford Commissioner
15 Amber Brink Youth Ambassador

16
17 ABSENT: Kathryn Murray Commissioner
18 Bobby Austin (Alt) Commissioner
19 Michael Bybee (Alt) Commissioner
20
21

22 STAFF PRESENT: Shawn Robinson Assistant City Attorney
23 Spencer Brimley Community Development Director
24 Brad McIlrath Senior Planner
25 Tyson Stoddard Planner I
26

27 VISITORS: None
28

29 Chair Uccardi called the meeting to order at 6:00 p.m.
30

31 **DISCUSSION ON THE WILCOX FARMS SUBDIVISION DEVELOPMENT AGREEMENT**
32 **FOR THE PROPOSED 101-LOT SINGLE-FAMILY SUBDIVISION IN THE R-3**
33 **(RESIDENTIAL) ZONE INVOLVING THE SUBJECT PROPERTIES. LOCATION: 1455,**
34 **1525, 1527, 1543, 1550 SOUTH 1000 WEST & 942, 922 WEST 1600 SOUTH (TIN: 12-065-**
35 **0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-**
36 **391-0012, 12-391-0022, & 12-391-0023). PROJECT AREA: 12.193 ACRES. ZONE: R-3**
37 **(RESIDENTIAL) WITH A DEVELOPMENT AGREEMENT.**
38

39 The Commission and staff discussed the following items relevant to the Wilcox Farms
40 Subdivision Development Agreement:

- 41 • The status of the agreement and what was remaining to be resolved before having a final
42 document.
43 • Snow removal in relation to public and private roads.
44 • Other developments that were also planned for the area along 1000 West.
45 • The design of the proposed homes and ensuring that the built product matched the original
46 plans.

- More information about the Architectural Review Board.

DISCUSSION ON PSP 2021-070033, A PRELIMINARY SUBDIVISION PLAT REQUEST BY RANDY SMITH WITH FIELDSTONE HOMES FOR A 56-LOT SINGLE-FAMILY SUBDIVISION AT THE SUBJECT LOCATION. LOCATION: APPROXIMATELY 1100 SOUTH 1000 WEST (TIN: 12-051-0062). PROJECT AREA: 12.238 ACRES. ZONE: R-1-6 (RESIDENTIAL).

The Commission and staff discussed the following items relevant to PSP 2021-070033:

- The background and ownership of the property. The property was owned by Syracuse City
- Development and traffic along 1000 West
- The demand for different types of housing and different densities
- The need to get an easement for right of way underneath the Rocky Mountain Power utilities

DISCUSSION ON PSP & FSP 2021-070034, A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST BY DAN BRIDENSTINE WITH US DEVELOPMENT FOR A 2-LOT COMMERCIAL AND RESIDENTIAL SUBDIVISION FOR THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 1608 SOUTH 1000 EAST (TIN: 12-066-0098, 12-066-0097, & 12-066-0096). PROJECT AREA: 7.638 ACRES. ZONE: C-2 (COMMERCIAL) AND R-3 (RESIDENTIAL) CONDITIONED ON A DEVELOPMENT AGREEMENT.

The Commission and staff discussed the following items relevant to PSP & FSP 2021-070034:

- The possibility of the proposed residential parcel needing to be further subdivided if they decided to sell the town homes
- The difference in zoning between the two parcels, with the zone change not going through until the execution of the development agreement for the town homes.

DISCUSSION ON FSP 2021-070035, A FINAL SUBDIVISION PLAT REQUEST BY JOHN B. WARNICK WITH DESTINATION HOMES FOR PHASE 1 (52-LOTS) OF THE WILCOX FARMS SUBDIVISION FOR THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 1550 SOUTH 1000 WEST (TIN: 12-391-0015, 12-391-0012, 12-391-0011, 12-065-0005, 12-065-0096, & 12-065-0104). TOTAL PROJECT AREA: 12.193 ACRES. ZONE: R-3 (RESIDENTIAL) CONDITIONED ON A DEVELOPMENT AGREEMENT.

The commission and staff discussed the following items relevant to FSP 2021-070035:

- Public works being okay with a slightly smaller right of way requirement, which was part of the development

DISCUSSION ON CUP 2021-070089, A CONDITIONAL USE PERMIT REQUEST BY BRENT NEEL WITH HOLIDAY OIL TO CONSTRUCT A CONVENIENCE STORE, GAS STATION, AND CAR WASH BUSINESS AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 856 E. ANTELOPE DRIVE (TIN: 15-054-0159, 15-054-0101 TO 15-054-0158) PROJECT AREA: 1.89 ACRES. ZONE: C-2 (COMMERCIAL).

1 The Commission and staff discussed the following items relevant to CUP 2021-070089:

- 2 • The conditions of approval
- 3 • The development not being tied to the proposed town home development by US
- 4 Development on the adjacent parcel
- 5 • Advising Commissioner Bybee to acknowledge in the regular session that he was
- 6 employed by Holiday Oil
- 7 • Underground fuel storage
- 8 • Access off of Antelope Drive needed to be right-in right-out only

9
10 DISCUSSION ON SP 2021-070090, A SITE PLAN AMENDMENT REQUEST BY JESSICA
11 PRESTWICH AND AARON ROBERTSON WITH HERITAGE LAND DEVELOPMENT TO
12 AMEND THE BUILDING MATERIALS FOR THE UNION TOWNHOMES DEVELOPMENT
13 AT THE SUBJECT LOCATION. LOCATION: 305 EAST 700 SOUTH (TIN: 15-054-0159).
14 PROJECT AREA: 1.89 ACRES. ZONE: C-2 (COMMERCIAL).

15
16 The Commission and staff discussed the following items relevant to SP 2021-070090:

- 17 • One approved material to another approved material
- 18 • The Form Based Code required changes greater than 10% on site plans to go to the
- 19 Commission for approval

20
21 DISCUSSION ON SP 2021-070091 A SITE PLAN REQUEST BY JOE JEPSEN WITH O-
22 TOWN LAUNDRY SERVICES TO CONVERT THE EXISTING CAR WASH BUSINESS
23 INTO A CAR WASH AND LAUNDROMAT AT THE SUBJECT LOCATION. LOCATION:
24 340 NORTH 1000 WEST (TIN: 14-065-0069). PROJECT AREA: 0.35 ACRES. ZONE: C-2
25 (COMMERCIAL).

26
27 There was no specific discussion on the item.

28
29 DISCUSSION ON SP 2021-070092, A SITE PLAN REQUEST BY SCOTT HARWOOD WITH
30 OZ DEVELOPMENT, LLC TO CONSTRUCT A 116-UNIT APARTMENT BUILDING AT
31 THE SUBJECT LOCATION. LOCATION: 230 S. STATE STREET (TIN: 12-003-0085, 12-
32 003-0084, 12-003-0003, & A PORTION OF 12-003-0173). PROJECT AREA: 1.74 ACRES.
33 ZONE: U-R (URBAN MIXED RESIDENTIAL).

34
35 The Commission and staff discussed the following items relevant to SP 2021-070092:

- 36 • Parking calculations and credits due for public transit options

37
38 **Chair Uccardi moved to adjourn the work session. Seconded by Commissioner Fullmer.**
39
40
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45
46

CLEARFIELD PLANNING COMMISSION MEETINGAugust 18th, 2021

7:00 P.M. – Regular Session

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

PRESIDING: Chris Uccardi Chair

PRESENT: David Bloomfield Vice Chair
Robert Browning Commissioner
Karen Blackwood Commissioner
Brogan Fullmer Commissioner
Megan Ratchford Commissioner
Michael Bybee (Alt) Commissioner – attended via Zoom
Amber Brink Youth Ambassador

ABSENT: Kathryn Murray Commissioner
Bobby Austin (Alt) Commissioner

STAFF PRESENT: Shawn Robinson Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Tyson Stoddard Planner I

VISITORS: Brent Neel- Holiday Oil, Hafid Herrera- Heritage Land Development,
Aaron Robertson, Robert Lusk, Jason Harris, Cam Preston, Craig A. Widmier, Joe Jepsen,
Jonathan Kland, Erik Hansen, Mike Bastian, Kristi Bush

The Pledge of Allegiance was led by Chair Uccardi.

Planning Commission Chair Statement.

Chair Uccardi declared the public hearing open.

**PUBLIC HEARING, DISCUSSION AND APPROVAL OF THE WILCOX FARMS
SUBDIVISION DEVELOPMENT AGREEMENT FOR THE PROPOSED 101-LOT SINGLE-
FAMILY SUBDIVISION IN THE R-3 (RESIDENTIAL) ZONE INVOLVING THE SUBJECT
PROPERTIES. LOCATION: 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST & 942, 922
WEST 1600 SOUTH (TIN: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-
0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). PROJECT
AREA: 12.193 ACRES. ZONE: R-3 (RESIDENTIAL) WITH A DEVELOPMENT
AGREEMENT.**

Brad McIlrath, Senior Planner, presented the following facts:

- 1 • Proposed amendment to General Plan to have entire project area designated as
- 2 Residential.
- 3 • Rezone properties to R-3 (Residential) to develop project as small lot single-family
- 4 subdivision.
- 5 • Rezone to R-3 subject to a Development Agreement (DA) to outline development
- 6 standards and the type of development (Single-Family)
- 7 • Development Agreement reviewed by City Staff and returned to applicant.
- 8 • Development Agreement to include:
 - 9 ○ Open Space Standards
 - 10 ○ Pattern Book for development, and
 - 11 ○ Additional changes requested by City Staff
- 12 • Public Hearing is required due to amendments to City Code standards.
- 13 • Wilcox Farms Pattern Book
 - 14 ○ Design standards, lot standards, architectural standards, approved materials, and
 - 15 garage and accessory structure standards.
- 16 • Public Road Standards
 - 17 ○ City Standards
 - 18 ○ 60' Right-of-Way (back of sidewalk to back of sidewalk)
 - 19 ○ 41' road width (top back of curb to top back of curb)
 - 20 ○ 4.5' wide park strip
 - 21 ○ 4' wide sidewalk
- 22 • Proposed Standard (Acceptable by Public Works)
 - 23 ○ 60' Right-of-Way (back of sidewalk to back of sidewalk)
 - 24 ○ 36' road width (top back of curb to top back of curb)
 - 25 ○ 6' wide park strip
 - 26 ○ 6' wide sidewalk
- 27 • Single-Family Development
 - 28 ○ No more than 101 residential units (101 lots)
- 29 • Establishment of HOA
 - 30 ○ HOA to manage private streets, alleys, and common open spaces
- 31 • Open Space
 - 32 ○ R-3 Zone requires 25 percent open space, DA is proposing no less than 15 percent.
- 33 • Miscellaneous
 - 34 ○ Approval process between city and HOA, cleanup in Pattern Book and the DA.

35
36 Chair Uccardi, asked for public comment. There was none. The public hearing was closed.

37
38 Commissioner Browning stated that he wanted to make sure the development would be held to
39 the proposed right-of-way plans that deviated from the City's standard. Mr. McIlrath replied that
40 the developer would be held to the proposed plans because it would be written in the
41 Development Agreement. He also explained that the total width of the proposed right-of-way was
42 equal to the City standard. The difference was that the streets were narrower. The park strip and
43 sidewalk were wider. The street, park strips, and sidewalks combined were equal to the 60' public
44 works standard.

45
46 **Commissioner Browning moved to recommend approval to the City Council of the Wilcox**

Farms Subdivision Development Agreement for the proposed 101-lot single-family subdivision in the R-3 (Residential) Zone involving the subject properties. Location: 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TIN: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). Project Area: 12.193 Acres. Zone: R-3 (Residential) with a development agreement. The recommendation was based on the findings and discussion in the Staff Report with the following conditions:

- 1. The Development Agreement and exhibits shall be finalized prior to review by the Clearfield City Council.**
- 2. The pattern book (Exhibit C) shall be revised to include the proposed open spaces and amenities that will be included within the development.**
- 3. As part of the reduction of open space from twenty-five percent (25%) to a minimum of fifteen percent (15%) shall be addressed with increased amenities provided in the open space areas and as outlined in the pattern book.**

Seconded by Commissioner Ratchford. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford, Bybee, Youth Ambassador Brink. Voting NO: None.

DISCUSSION AND APPROVAL OF PSP 2021-070033, A PRELIMINARY SUBDIVISION PLAT REQUEST BY RANDY SMITH WITH FIELDSTONE HOMES FOR A 56-LOT SINGLE-FAMILY SUBDIVISION AT THE SUBJECT LOCATION. LOCATION: APPROXIMATELY 1100 SOUTH 1000 WEST (TIN: 12-051-0062). PROJECT AREA: 12.238 ACRES. ZONE: R-1-6 (RESIDENTIAL).

Brad McIlrath, Senior Planner, presented the following facts:

- R-1-6 zone
- 6,000 square foot lot sizes
- Setbacks:
 - Front Yard: 20'
 - Side Yard: 6'
 - Corner Side Yard: 20'
 - Rear Yard: 20'
- 56-Lot Single-Family Subdivision
- Street connections at 1000 West (east end) and 1150 South (west end)
- Access from 1000 West is provided across Utah Power and Light property.
- Need to have right-of-way dedication on that property or an easement for access granted by Utah Power and Light (Rocky Mountain Power).
- To be developed in two phases

Commissioner Fullmer asked for an explanation of the background of the property. Mr. McIlrath responded that all the property was owned by Syracuse. It had wanted to use part of the land for the expansion of its adjacent cemetery. Both cities thought that it would be appropriate to redraw the boundaries so that the future expansion of the Syracuse cemetery would be within the Syracuse City boundaries. The remaining land that would not be part of the cemetery and was in the process of being sold to the developer of the proposed subdivision.

1 **Commissioner Ratchford moved to approve PSP 2021-070033, a preliminary subdivision**
2 **plat request by Randy Smith with Fieldstone Homes for a 56-lot single-family subdivision**
3 **for the property located at approximately 1100 South 1000 West (TIN: 12-051-0062). The**
4 **approval was subject to the following conditions:**

- 5 1) **Plans shall be revised to address Clearfield City Engineering requirements prior to**
6 **the submittal of plans for Final Plat review and approval.**
- 7 2) **The final subdivision plat shall include any necessary right-of-way dedication and**
8 **easements required for the project.**
- 9 3) **The proposed residential street connection to 1000 West shall be dedicated by deed**
10 **or on the plat in a manner that is acceptable to Clearfield City Public Works.**
- 11 4) **The applicant is responsible for the replacement or repair of deteriorated, damaged**
12 **or missing surface improvements surrounding the perimeter of the subdivision. This**
13 **includes, but is not limited to curb and gutter, sidewalk, landscaping park strip**
14 **improvements, driveways, etc.**
- 15 5) **An escrow agreement will be subject to approval by the City Engineer and City**
16 **Attorney and an escrow account shall be established prior to obtaining any permits**
17 **being issued for the properties or plat being recorded. Installation of required**
18 **improvements or an escrow account shall be established prior to recordation of the**
19 **Final Plat as outlined in City Code § 12-4-6.**

20 **Seconded by Commissioner Browning. The motion carried on the following vote: Voting**
21 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Ratchford, Bybee, Youth**
22 **Ambassador Brink. Voting NO: Commissioner Fullmer**

23
24 Commissioner Fullmer articulated the reason for his opposition. He stated that the increased
25 traffic and amount of development in the area created a burden for the residents in the area and
26 there was a need for more infrastructure.

27
28 DISCUSSION AND APPROVAL OF PSP & FSP 2021-070034, A PRELIMINARY AND
29 FINAL SUBDIVISION PLAT REQUEST BY DAN BRIDENSTINE WITH US
30 DEVELOPMENT FOR A 2-LOT COMMERCIAL AND RESIDENTIAL SUBDIVISION FOR
31 THE SUBJECT PROPERTIES. LOCATION: APPROXIMATELY 1608 SOUTH 1000 EAST
32 (TIN: 12-066-0098, 12-066-0097, & 12-066-0096). PROJECT AREA: 7.638 ACRES. ZONE: C-
33 2 (COMMERCIAL) AND R-3 (RESIDENTIAL) CONDITIONED ON A DEVELOPMENT
34 AGREEMENT.
35

36 Brad McIlrath, Senior Planner, presented the following facts:

- 37 • Zoned A-1 and C-2
- 38 • Two-Lot Commercial & Residential Subdivision
- 39 • Larger property for future townhome development & corner property for future
40 convenience store and gas station

41
42 **Commissioner Blackwood moved to approve PSP 2021-070034, a preliminary subdivision**
43 **plat request by Dan Bridenstine with US Development for the Clearfield Park @ Antelope**
44 **Subdivision; a 2-lot commercial and residential subdivision for the subject properties**
45 **located at approximately 1608 South 1000 East. The approval was subject to the following**
46 **conditions:**

1 **1) The plat title shall be revised to remove “A Townhome Neighborhood”.**

2 **2) Future development of these lots shall comply with all applicable City regulations.**

3 **Seconded by Commissioner Browning. The motion carried on the following vote: Voting**
4 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
5 **Bybee, Youth Ambassador Brink. Voting NO: None.**

7 Chair Uccardi asked if there was a motion for the Final Subdivision Plat.

9 **Commissioner Blackwood moved to recommend approval to the City Council of FSP 2021-**
10 **070034, a final subdivision plat request by Dan Bridenstine with US Development for the**
11 **Clearfield Park @ Antelope Subdivision; a 2-lot commercial and residential subdivision for**
12 **the subject properties located at approximately 1608 South 1000 East. The recommendation**
13 **was subject to the following conditions:**

14 **1) The plat title shall be revised to remove “A Townhome Neighborhood”.**

15 **2) Future development of these lots shall comply with all applicable City regulations.**

16 **Seconded by Commissioner Browning. The motion carried on the following vote: Voting**
17 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
18 **Bybee, Youth Ambassador Brink. Voting NO: None.**

20 DISCUSSION AND APPROVAL OF FSP 2021-070035, A FINAL SUBDIVISION PLAT
21 REQUEST BY JOHN B. WARNICK WITH DESTINATION HOMES FOR PHASE 1 (52-
22 LOTS) OF THE WILCOX FARMS SUBDIVISION FOR THE SUBJECT PROPERTIES.
23 LOCATION: APPROXIMATELY 1550 SOUTH 1000 WEST (TIN: 12-391-0015, 12-391-0012,
24 12-391-0011, 12-065-0005, 12-065-0096, & 12-065-0104). TOTAL PROJECT AREA: 12.193
25 ACRES. ZONE: R-3 (RESIDENTIAL) CONDITIONED ON A DEVELOPMENT
26 AGREEMENT.

28 Brad McIlrath, Senior Planner, presented the following facts:

- 29 • 52-lots of the 101-lot Single-Family Subdivision
- 30 • Small Lot concept that was tied to the execution of a development agreement.
- 31 • Two public streets connecting to 1600 South and 1000 West
- 32 • Public street design varies from City standard but is accepted by Public Works as part of
- 33 the development agreement.

35 Commissioner Blackwood asked about the development of the roads and if phase two roads
36 would go in at the same time as phase one. Mr. McIlrath responded that to his knowledge, the
37 developer would be stubbing the roads at the phase two boundary, then finishing them during the
38 construction of phase two.

40 Commissioner Fullmer asked if the proposed private street at 1000 West would connect into 1600
41 South. Mr. McIlrath replied that it would connect.

43 **Commissioner Ratchford moved to recommend approval to the City Council of FSP 2021-**
44 **070035, a final subdivision plat request by John B. Warnick with Destination Homes for**
45 **Phase 1 (52-lots) of the Wilcox Farms Subdivision for the listed subject properties. The**
46 **recommendation was subject to the following conditions:**

- 1) Plans shall be revised to address Clearfield City engineering requirements prior to the submittal of plans for Final Plat review and approval.
- 2) The final subdivision plat shall include any necessary right-of-way dedication and easements required for the project.
- 3) The proposed development agreement shall include language for the proposed public street improvements that is agreed upon by Clearfield City Public Works and the City Council.
- 4) The development agreement shall be executed prior to the signing of the final phase one plat for recording.
- 5) Any preexisting driveway approaches that will not be used for the future development shall be replaced with curb, gutter, and the appropriate park strip treatment.
- 6) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
- 7) 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 City Code § 12-4-6.

Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford, Bybee, Youth Ambassador Brink. Voting NO: None.

DISCUSSION AND APPROVAL OF CUP 2021-070089, A CONDITIONAL USE PERMIT REQUEST BY BRENT NEEL WITH HOLIDAY OIL TO CONSTRUCT A CONVENIENCE STORE, GAS STATION, AND CAR WASH BUSINESS AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 856 E. ANTELOPE DRIVE (TIN: 15-054-0159, 15-054-0101 TO 15-054-0158) PROJECT AREA: 1.89 ACRES. ZONE: C-2 (COMMERCIAL).

Tyson Stoddard, Planner, presented the following facts:

- Convenience store, gas station, and carwash.
- Corner of 1000 East and Antelope Drive
- Access from Antelope Drive is recommended as right in/right out only
- Zoning of the surrounding properties

Commissioner Bybee stated for the record that he was employed by Holiday Oil.

Commissioner Bloomfield asked for a review of how the traffic would flow in and out of the property along Antelope Drive. Mr. Stoddard responded that there was a traffic study that was conducted by an engineering firm which could be provided. Cam Preston with Ensign Engineering later spoke about the details of the report, including proposed traffic flow, access points, and center medians. Discussion regarding fuel tanks, truck trailers, and traffic flow at existing gas stations followed.

1
2 Brent Neel with Holiday Oil had a question about the engineering comment regarding the slope
3 for a sewer lateral. Spencer Brimley, Community Development Director, responded that was an
4 appropriate question to ask, but the Commission wouldn't be able to provide the answer. He
5 suggested Public Works be contacted to verify.
6

7 Brent Neel then commented about a few of the conditions and requirements regarding landscaped
8 parking islands. He explained that he wanted to receive an exemption from installing the required
9 parking islands. Mr. McIlrath explained that the only way to change the requirement would be by
10 amending the Code.
11

12 Commissioner Browning commented that he thought the solutions were there and that the Code
13 requirements could be met. He expressed that there hadn't quite been a meeting of the minds yet,
14 and thought that staff and the applicant were close to that point. He also expressed that he was
15 looking forward to the development.
16

17 **Commissioner Browning moved to approve CUP 2021-070089, a conditional use permit**
18 **request by Brent Neel to construct a Holiday convenience store, gas station, and carwash at**
19 **the property addressed as 956 East Antelope Drive. The approval was subject to the**
20 **following conditions:**

- 21 1) **The project shall comply with all engineering requirements outlined in the review**
22 **letter dated July 13, 2021.**
- 23 2) **The project shall comply with all North Davis Fire District requirements outlined in**
24 **the review letter dated July 16, 2021.**
- 25 3) **The applicant shall provide a copy of the UDOT approval for the access from**
26 **Antelope Drive.**
- 27 4) **The applicant shall revise the plan to continue pedestrian access from the public**
28 **sidewalk on 1000 East to the main entrance of the building and must be constructed**
29 **of different materials than the parking lot area.**
- 30 5) **The parking lot plan shall be modified to comply with all parking lot island**
31 **standards.**
- 32 6) **The site landscape plan shall be modified to clearly show the following:**
 - 33 a. **Areas that are sod and areas that are planter beds.**
 - 34 b. **The proposed landscape on the Southwest corner.**
- 35 7) **An irrigation plan shall be submitted with the revised landscape plan and shall be**
36 **designed to be a low water use irrigation system.**
- 37 8) **The development shall comply with all landscaping and bonding standards outlined**
38 **in Section 11-13-23 of the Land Use Ordinance.**
- 39 9) **The project shall comply with all local, State, and Federal regulations for the storage**
40 **of the fuel and location of the storage tanks in this area.**
- 41 10) **The project shall comply with all applicable standards included in this report and as**
42 **outlined in Chapter 18 of the Clearfield City Land Use Ordinance. Specifically, the**
43 **site design shall be modified to comply with site design standards regarding corner**
44 **lots and equal treatment of the building fronts that face Antelope Drive and 1000**
45 **East.**
- 46 11) **A building permit must be obtained prior to the commencement of construction.**
47 **Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting**

1 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Ratchford Youth**
2 **Ambassador Brink. Voting NO: Commissioner Fullmer.**

3
4 Commissioner Fullmer articulated his opposition. He explained his concern regarding traffic
5 flow. He also stated his opinion that he didn't think a gas station was the best use for the land.

6
7 DISCUSSION AND APPROVAL OF SP 2021-070090, A SITE PLAN AMENDMENT
8 REQUEST BY JESSICA PRESTWICH AND AARON ROBERTSON WITH HERITAGE
9 LAND DEVELOPMENT TO AMEND THE BUILDING MATERIALS FOR THE UNION
10 TOWNHOMES DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 305 EAST
11 700 SOUTH (TIN: 15-054-0159). PROJECT AREA: 1.89 ACRES. ZONE: C-2
12 (COMMERCIAL).

13
14 Brad McIlrath, Senior Planner, presented the following facts:

- 15 • Planning Commission approval on June 17, 2020 with final land use approval granted
16 October 2, 2020.
- 17 • Replacement of approved materials with different permitted materials allowed by the
18 FBC.
- 19 • Cementitious panel and cedar siding to be replaced with grey and white lapped hardie
20 board (fiber cement board).

21
22 Commissioner Blackwood asked about the new drawings lacking fencing and if the proposed
23 fencing had gone away. Mr. McIlrath said that the developer might be able to answer the
24 question. Hafid Herrera with Heritage Land Development said he wasn't sure and that he would
25 have to get back with the Commission on that question.

26
27 **Commissioner Browning moved to approve SP 2021-070090, a site plan amendment request**
28 **by Jessica Prestwich and Aaron Robertson with Heritage Land Development to amend the**
29 **building materials for the Union Townhomes development at the subject location. The**
30 **approval was subject to the following conditions:**

- 31 1) **The plans shall be revised to label all hardie board as fiber cement board.**
- 32 2) **The building elevations for the building permit applications shall be revised and**
33 **resubmitted to include the new materials with the fiber cement board labeled prior**
34 **to issuance of a building permit.**
- 35 3) **Installation of any material that is not approved by this amendment shall result in a**
36 **stop work notice for construction until the correct material(s) is installed.**

37 **Seconded by Commissioner Ratchford. The motion carried on the following vote. Voting**
38 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
39 **Bybee, Youth Ambassador Brink. Voting NO: None.**

40
41 DISCUSSION AND APPROVAL OF SP 2021-070091 A SITE PLAN REQUEST BY JOE
42 JEPSEN WITH O-TOWN LAUNDRY SERVICES TO CONVERT THE EXISTING CAR
43 WASH BUSINESS INTO A CAR WASH AND LAUNDROMAT AT THE SUBJECT
44 LOCATION. LOCATION: 340 NORTH 1000 WEST (TIN: 14-065-0069). PROJECT AREA:
45 0.35 ACRES. ZONE: C-2 (COMMERCIAL).
46

1 Brad McIlrath, Senior Planner, presented the following facts:

- 2 • Conversion of Clean Intentions Car Wash
- 3 • Laundromat and Car Wash
- 4 • Zoning of surrounding properties
- 5 • Site Plan and accompanying drawings

6
7 Commissioner Fullmer asked about the retention area in front of the building and if there was a
8 plan to fence it off for safety reasons.

9
10 Joe Jepsen with O-town Laundry replied that it was a good suggestion to block the area off and
11 said that it was something that could be reviewed.

12
13 **Commissioner Ratchford moved to approve SP 2021-070091 a site plan request by Joe**
14 **Jepsen with O-Town Laundry Services to convert the existing car wash business into a car**
15 **wash and laundromat at the subject location. The approval was subject to the following**
16 **conditions.**

- 17 1) The plans shall be revised to provide a five foot (5') wide pedestrian access directly
18 from the public sidewalk to the main entrance. The pedestrian walkway shall also be
19 constructed between the parking and front of the building that is the length of the
20 row of parking as outlined in the staff report.
- 21 2) Formal landscape and irrigation plans shall be prepared and submitted to the City
22 for final approval that meets ordinance standards.
- 23 3) The landscape islands on both ends of the parallel parking spaces shall be revised to
24 include one (1) deciduous tree as required by Code.
- 25 4) The front landscaping area/detention basin shall be cleared of weeds, trash and
26 debris and regularly maintained in a clean and orderly manner.
- 27 5) The dumpster enclosure shall be constructed of same materials as the principle
28 building and painted to match the main color of the building. Detail plans shall be
29 submitted to ensure compliance with this standard.
- 30 6) The plans shall be revised to provide a snow stacking area that complies with
31 ordinance standards outlined in Chapter 14 of the Clearfield City Code Land Use
32 Ordinance.
- 33 7) The street facing building materials shall be revised to comply with the required
34 materials for the C-2 zone as outlined in the staff report.
- 35 8) The building plans shall be revised to comply with the design standards found in
36 City Code Sections 11-18-5 B, C, & D for entrances, façade articulation, and roofline
37 requirements as outlined in the staff report.
- 38 9) The project shall comply with all necessary Public Works requirements.
- 39 10) The project shall comply with all requirements of the North Davis Fire District as
40 outlined in the approval letter dated July 16, 2021.
- 41 11) The applicant shall obtain a building permit and the project shall comply with all
42 applicable building code standards.

43 **Seconded by Commissioner Browning. The motion carried on the following vote. Voting**
44 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
45 **Bybee, Youth Ambassador Brink. Voting NO: None.**
46

1
2 **Seconded by Commissioner Fullmer. The motion carried on the following vote: Voting**
3 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
4 **Bybee, Youth Ambassador Brink.**
5

6 DISCUSSION AND APPROVAL OF SP 2021-070092, A SITE PLAN REQUEST BY SCOTT
7 HARWOOD WITH OZ DEVELOPMENT, LLC TO CONSTRUCT A 116-UNIT
8 APARTMENT BUILDING AT THE SUBJECT LOCATION. LOCATION: 230 S. STATE
9 STREET (TIN: 12-003-0085, 12-003-0084, 12-003-0003, & A PORTION OF 12-003-0173).
10 PROJECT AREA: 1.74 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL).
11

12 Brad McIlrath, Senior Planner, presented the following facts:

- 13 • Properties located in the Urban Mixed Residential (U-R) zone.
- 14 • Multi-family building type is allowed in the U-R zone.
- 15 • Primary frontage on State Street with access and secondary frontage on 200 South.
- 16 • 116 units: 37 studios and 79 one-bedroom units.
- 17 • Subdivision plat to consolidate properties and adjust property line with Northern Utah
- 18 Counseling property coming in September.
- 19 • Parking calculations and credits due to UTA transit stops.
- 20

21 Commissioner Fullmer asked about the type of streetlights required in the Downtown Form
22 Based Code area, and if there had been a decision to change the lights to down facing lights to
23 decrease light pollution. Mr. McIlrath responded that it was a topic of conversation, but there had
24 not been any decisions made to change the type of streetlights.
25

26 Commissioner Browning discussed the parking calculations and credits, and said that according
27 to the UTA schedule, the bus route along State Street did not have 15-minute headways. He also
28 said that there were a lot of conditions that the project would need to meet, and he was trying to
29 gauge how many were simple revisions compared to how many would be more significant.
30

31 The Commission and staff continued to discuss the parking credit in more detail.
32

33 Chair Uccardi explained that the code needed to be met in the end. He stated that ideally the
34 major issues had been worked through before coming before the Commission. He continued to
35 clarify that although there might be a lot of conditions for approval, the Commission could
36 approve the project based off the listed conditions, and then the Code would need to be met
37 before any land use approval.
38

39 Commissioner Blackwood talked about the landscaping requirements in the parking area and how
40 that could make it difficult to meet the required parking spaces. Mr. McIlrath responded that the
41 parking requirements in the downtown area were already reduced compared to the rest of the
42 City.
43

44 Scott Harwood with Oz Development talked about the background of the project, the parking
45 requirements, and the opinion that many of the tenants would be users of public transit. He said
46 that if they were unable to get the public transit parking credit, it would be very difficult to figure

1 out how to make the site work.

2
3 Chair Uccardi asked about the price point for the future units. Mr. Harwood estimated close to
4 \$800 a month or a little bit less.

5
6 Commissioner Fullmer asked about electric vehicle stalls with charging stations. Mr. Harwood
7 said that they had two spots planned for electric vehicles.

8
9 Commissioner Browning stated that he agreed with Mr. Harwood's statement that many of the
10 residents would be users of public transit, and that type of development would be perfect for
11 them. More discussion followed about the UTA bus stop times, how the Code was written
12 regarding the parking credit, and how to determine if the current public transit options were
13 meeting the credit requirements. The conclusion was that staff and the developer would work
14 together to figure out a solution and determine if the credit could be given, or if more stalls would
15 need to be added to the proposed plans.

16
17 **Commissioner Fullmer moved to approve SP 2021-070092, a site plan request by Scott**
18 **Harwood with Oz Development, LLC to construct a 116-unit apartment building at the**
19 **subject location. The approval was subject to the following conditions:**

20 **1) The State Street improvements shall be revised to comply with the following**
21 **standards:**

- 22 **a. The Civil site plan shall be revised to match the architectural site plan and**
23 **planting plan Urban Core Arterial streetscape design and include civil**
24 **installation details.**
25 **b. The streetlight locations along State Street shall be centered between the**
26 **street trees as shown with plan redlines. One (1) additional streetlight is**
27 **required as noted on the plans.**

28 **2) The 200 South Street frontage shall be revised to include the following standards:**

- 29 **a. A minimum six foot (6') wide sidewalk;**
30 **b. A minimum five foot (5') wide park strip with an urban root treatment. If**
31 **the park strip is seven feet (7') wide the urban root system is not required;**
32 **c. A single acorn streetlight shall be added within the 200 South park strip;**
33 **d. Street trees shall be added along 200 South in compliance with FBC**
34 **standards.**

35 **3) Windows shall be added to the 5th floor segment on the north end of the building**
36 **facing State Street as shown with the redlined elevations to comply with blank wall**
37 **limitations of the FBC.**

38 **4) Additional vertical expression lines shall be added to the mid-section of the State**
39 **Street frontage to comply with the vertical façade division standards of the FBC.**
40 **See plan redlines.**

41 **5) The balconies shall be revised to meet the following minimum standards or have**
42 **additional measurements added to the plans to ensure compliance with the**
43 **standards:**

- 44 **a. Forty (40) square feet and five (5) foot minimum depth;**
45 **b. As illustrated on page 76 of the FBC, the ground floor units shall have a**
46 **patio/balcony privacy wall added to provide sufficient security and screening**
47 **for those units. The screening wall may be constructed to a maximum height**

- 1 of four feet (4').
- 2 6) All upper story residential windows shall include a four-inch (4") molding as
- 3 required by Code and shall be revised to include at least one of the four accent
- 4 details outlined in the FBC.
- 5 7) The plans shall include calculations that a minimum of 75 square feet of outdoor
- 6 space is provided for each unit to comply with Code standards as outlined on page
- 7 79 of the FBC. The plans shall be revised to meet this standard if necessary.
- 8 8) The plans shall be revised to show how the interior common spaces will be provided
- 9 with daylighting. The building permit plans shall indicate energy star appliances
- 10 and water sense water fixtures.
- 11 9) The landscape plans shall be revised to meet the following standards:
- 12 a. As shown with staff redlines on the plans, the five-foot (5') planting strip
- 13 required around the building footprint shall be added at the northwest corner
- 14 of the building.
- 15 b. The shrub selection shall be revised so that a minimum of sixty percent (60%)
- 16 of the shrubs are water wise as required by the FBC.
- 17 c. The evergreen trees shall be revised to have a minimum installation size of
- 18 eight feet (8') and the deciduous trees shall be revised to have a minimum
- 19 installation caliper size of two inches (2").
- 20 d. The parking lot buffer landscaping shall be revised to comply with the
- 21 minimum width of seven feet (7') or five feet (5') with ordinance standards.
- 22 If a five-foot (5') parking lot buffer is chosen it shall be revised to indicate
- 23 whether structural soil or an urban root system will be used and the design
- 24 detail for the soil or root system shall be added to the plans.
- 25 e. The parking lot islands shall be revised to have a minimum width of five feet
- 26 (5'). If parking lot islands are under nine feet (9') wide, then an aeration
- 27 system shall be provided with a design detail added to the plans. If the
- 28 landscape islands are less than fifteen feet (15') wide, then the plans shall be
- 29 revised to add the structural soil and urban root system design, have
- 30 permeable pavement for the curb and gutter, and accommodate storm water
- 31 as bioswales for the parking lot islands.
- 32 f. The parking lot medians shall be revised to have a minimum width of five feet
- 33 (5'). If parking lot islands are under nine feet (9') wide, then an aeration
- 34 system shall be provided with a design detail added to the plans. If the
- 35 landscape islands are less than fifteen feet (15') wide, then the plans shall be
- 36 revised to add the structural soil and urban root system design, have
- 37 permeable pavement for the curb and gutter, and accommodate storm water
- 38 as bioswales for the parking lot islands.
- 39 g. A minimum of one (1) shade tree shall be planted within the parking lot
- 40 interior or within seven feet (7') of the parking lot's edge for every five (5)
- 41 spaces as required by the FBC.
- 42 h. A note shall be added to the plans that indicates whether the plans will meet
- 43 the twenty-five percent (25%) tree shade goal required by the FBC.
- 44 i. The plans shall be revised to provide a detail for the dumpster enclosure and
- 45 to provide three (3) landscape islands around the enclosure with one of the
- 46 islands including a large or medium shade tree as required by the FBC.
- 47 10) A minimum of twelve (12) external bicycle rack spaces shall be provided for this use.

1 **11) The snow stacking area at the southwest corner of the site shall be relocated**
2 **elsewhere on site to remove conflicts with snow removal and parked cars.**

3 **12) As required by the FBC, all new and existing utilities and power lines shall be placed**
4 **underground within the pedestrian realm (page 35 of FBC).**

5 **13) The plans should be revised to address Engineering and North Davis Fire District**
6 **requirements outlined in the provided review letters.**

7 **Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting**
8 **AYE: Commissioners Uccardi, Bloomfield, Browning, Blackwood, Fullmer, Ratchford,**
9 **Bybee, Youth Ambassador Brink. Voting NO: None.**

10
11 **STAFF COMMUNICATIONS**

- 12
13
 - APA UT Fall Conference, September 9 and 10, 2021, held at Mid Valley Performing Arts
 - 14 Center in Taylorsville
 - 15 • ULCT Annual Convention, September 30, 2021, Partners in Planning Day, held at Salt
 - 16 Palace Convention Center
 - 17 • PC Training – Four (4) hours needed for each Commissioner

18
19 **PLANNING COMMISSIONERS' MINUTE**

20
21 Chair Uccardi: Thanked Staff and the Commission for being prepared for all the items on the
22 agenda.

23
24 Vice Chair Bloomfield: Nothing

25
26 Commissioner Blackwood: Nothing.

27
28 Commissioner Browning: Nothing.

29
30 Commissioner Fullmer: Thanked Staff for their work.

31
32 Commissioner Ratchford: Nothing.

33
34 Commissioner Bybee: Nothing.

35
36 Youth Ambassador Brink: Nothing.

37
38 There being no further business to come before the Planning Commission, **Chair Uccardi**
39 **moved to adjourn. Seconded by Commissioner Fullmer.**

40
41
42
43
44

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 August 25, 2021

3 6:30 P.M. – Work Session

4
5 PRESIDING Chris Uccardi Chair

6
7 PRESENT: David Bloomfield Vice Chair
8 Kathryn Murray Commissioner
9 Karen Blackwood Commissioner
10 Robert Browning Commissioner
11 Brogan Fullmer Commissioner
12 Megan Ratchford Commissioner

13
14 ABSENT: Michael Bybee Commissioner (Alternate)
15 Bobby Austin Commissioner (Aleternate)
16 Amber Brink Youth Ambassador

17
18 STAFF PRESENT: Shawn Robinson Assistant City Attorney
19 Spencer Brimley Community Development Director
20 Brad McIlrath Senior Planner
21 Tyson Stoddard Planner I

22
23 VISITORS: Mark Morris VODA Landscape + Planning
24 Annaliese VerMerris VODA Landscape + Planning

25
26 Chair Uccardi called the meeting to order at 6:30 p.m.

27
28 Brad McIlrath, Senior Planner, talked to the Commissioners about training options and upcoming
29 planning conferences.

30
31 Chair Uccardi turned the time over to VODA for the presentation.

32
33 **General Plan Update**

34 Presentation and discussion led by VODA Landscape + Planning

35
36 **Topic:**

37 Housing and Economic Development Draft Reviews

38
39 **Economic Development Chapter Outline**

40
41 1. Existing Conditions:

- 42
 - More employment opportunities within Clearfield than surrounding cities.
 - Taxable sales slightly under some other surrounding cities.
 - Trend of taxable sales spreading to residential areas in the form of online sales.
 - Redevelopment opportunities in downtown area for commercial and retail, limited space for greenfield development which is mostly in residential areas.

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44
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46

1 2. Economic Development Framework

- 2 • Concentrate and promote development at key locations for best use.
- 3 • Create strategic plan with implementation steps.
- 4 • Develop understanding of target markets and demographic trends to better
- 5 capitalize on opportunities.
- 6 • Consider quality of life factors such as housing choices, amenities, and recreation
- 7 access.

8 3. Goals

- 9 • Encourage sustainable economic growth.
- 10 • Maintain Clearfield as a job center in Davis County.
- 11 • Enhance and expand shopping, dining, and entertainment options.

12 4. Policies & Implementation

- 13 • Promote retention and expansion of existing businesses.
- 14 • Strengthen and sustain partnership with Hill Air Force Base.
- 15 • Provide entrepreneurial development and incubator activities to support start-up
- 16 businesses.
- 17 • Create a plan that targets specific economic sectors for expansion in or relocation
- 18 to Clearfield.
- 19 • Create incentive programs.
- 20 • Identify short and mid term goals for diversifying and expanding Clearfield's
- 21 economy.
- 22 • Support public/private development.

23 5. Best Practices

- 24 • Sustainable economic development strategic plan for each center.
- 25 • Understand target markets and demographics.
- 26 • Promote key economic development sites throughout the City to ensure the
- 27 highest and best use of each site.
- 28 • Consider quality of life factors.
- 29 • Establish financing and incentive policies to attract desirable development.

30

31 Commissioner Blackwood asked if the target markets mentioned in the Best Practices would be

32 demographics explained in the Existing Conditions section. Mark Morris responded yes, the best

33 practice would be to stay up to date and understand changing demographics and trends.

34

35 Commissioner Fullmer asked why the median age in Clearfield would be lower compared to

36 other communities. Mr. Morris replied that typically a lower median age indicated larger family

37 sizes, or families with more kids. Chair Uccardi said he had noticed a trend of younger couples

38 and families moving to Clearfield, which could be a result of Clearfield housing prices being

39 more affordable compared to some other nearby cities.

40

41 Commissioner Fullmer asked if there were any new retail patterns emerging in the wake of the

42 COVID pandemic. Mr. Murray responded that there were certain things that were shifting online,

43 but certain demands would continue to be in-person because that was the only possible way to

44 offer certain products and services.

45

Commissioner Fullmer asked about the population trends and how Utah compared to the Country as a whole. Mr. Murray explained that the national population was growing, but Utah was experiencing a much higher rate of population growth compared to other states. Commissioner Fullmer then asked if it would be possible to have a major excess of housing in twenty years. Mr. Murray expressed his opinion that while difficult to predict that far into the future, Utah would probably have the opposite problem. He continued explaining that keeping up with housing demand had been a difficult challenge for Utah in the recent years.

Housing Chapter Outline

1. Existing Conditions

- Nearly two-thirds of Clearfield's existing housing acreage is single-family homes.
- Construction of multi-family increasing in the downtown area.
- Housing pricing more affordable than other cities in Davis County.

2. Housing Framework

- Establish key nodes for future housing.
- Develop context sensitive policy for residential infill projects.
- Establish housing land uses that correlate with future transportation investments.
- Provide housing policy flexibility to respond to market conditions.

3. Goals

- Ensure new housing was compatible with surrounding neighborhoods.
- Expand the variety of housing options.
- Ensure new housing stock is accessible to a full range of incomes, life-cycle stages, and ownership/tenancy types.

4. Policies & Implementation

- Consider surrounding neighborhood context when reviewing and approving new or infill development.
- Uphold City's future housing goals when reviewing and approving development.
- Support and promote alternative housing types.
- Coordinate the housing and land use elements within the General Plan.
- Provide flexible housing guidelines that respond to evolving socioeconomic conditions.
- Develop a robust and specific moderate income housing plan.
- Amend zoning ordinances in single-family zones to ensure context sensitivity of location and density of infill and new development.
- Work with developers and landowners to make sure the periphery of centers and corridors have forms and densities to transition to surrounding neighborhoods.
- Permit and promote the construction of ADU's and other alternative low density housing types in existing single-family neighborhoods.
- Focus medium and high density in specific centers and corridors.
- Conduct an inventory of housing types to identify what is lacking and could be promoted in future development.
- Use the moderate income housing plan to guide future development proposals and approvals.
- Adapt land use regulations that could adapt as the housing market changes.

- Conduct a housing cost inventory to identify which household income segments of the population were being priced out of living in Clearfield.
- Explore and implement incentive programs that help fulfill the City's housing goals.

5. Best Practices

- Understand the need to increase housing type diversity.
- Update zoning designations to advance the City's housing goals.
- Continue to develop and implement the City's moderate income housing plan.
- Permit and promote the use of accessory dwelling units.

Commissioner Blackwood asked if single-family attached was referring to townhomes. Mr. Murray replied that it could refer to townhomes, row houses, and a few other options. Brad McIlrath, Senior Planner, spoke about Clearfield's Code and explained that it didn't differentiate between different types of single-family. It only referenced detached single-family and multi-family.

Commissioner Fullmer asked if the statistic of five percent (5%) for the proportion of mobile home housing was considering the mobile homes that recently were discontinued. Mr. Murray replied that the data was from 2019, so it was possible that some things had changed since then.

Commissioner Fullmer then asked about the planning for millennials and future generations and how to plan specifically for them. Mr. Morris responded that some things were consistent with all generations. For example, he said research showed that the part of life that everyone was dissatisfied with, was spending a long time commuting to and from work. Housing ownership and affordability was another item identified as something desirable for all people.

Staff discussed ownership in more detail, explaining that developers chose whether they sold individual units or retained ownership and rented. Mr. McIlrath explained that there were areas federally designated as redevelopment zones, and that there were tax incentives for developers to retain ownership in those zones instead of selling to individual owners.

During the discussion of Accessory Dwelling Units, the Commission discussed the legalization in more detail, including the difficulties of enforcement. Staff mentioned that the Commission would be seeing a draft ordinance to address IADU's in the near future.

Tyson Stoddard, Planner, asked if there was a range of what would be considered high, medium, or low density, and if that would be helpful to put in the General Plan. Mr. Morris replied that that was something that had been discussed and there was a plan to add those ranges to further define different densities.

Commissioner Fullmer asked if there was a way that the City could encourage developers to provide different housing ranges and prices within their development. Discussion followed amongst staff and VODA regarding the ability to do that with the nature of development in Clearfield.

Commissioner Blackwood had a formatting suggestion for referencing figures and photographs

1 within the text of the document. VODA and staff noted the suggestion.

2
3 Commissioner Bloomfield asked about density, buildings close together, and larger apartment
4 buildings, and if they had fire sprinkler and building material requirements. Annaliese VerMerris
5 responded that higher density development had a high safety standard and those regulations were
6 in place.

7
8 Commissioner Fullmer asked about development agreements and how enforceable they were
9 when the developer didn't follow the agreement. He continued to ask if there was a trend of
10 developers not following through, because he read about a specific instance that happened in
11 Ogden. Discussion followed about details of development agreements, and that they were
12 binding legal documents.

13
14 Commissioner Blackwood asked about Accessory Dwelling Units, and if neighbors would have a
15 say in it happening or not. Discussion followed about crafting the ordinance so that it would be
16 legally allowed as a property right and not conditioned upon a neighbor's approval or
17 disapproval.

18
19 Chair Uccardi brought up a statement in the draft that said the land use map would be updated.
20 He stated his preference that instead of the word 'will', they substitute it with 'should'. His
21 reasoning was that the General Plan was a plan and not policy.

22
23 Mark Morris concluded the presentation and said they would send out a survey for further
24 feedback.

25
26 STAFF COMMUNICATIONS

27
28 Brad McIlrath, Senior Planner, discussed the items that would be on the next meeting's agenda.

29
30 There being no further business to come before the Planning Commission, **Chair Uccardi moved**
31 **to adjourn. Seconded by Commissioner Blackwood.**



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, October 7th, 2020

SUBJECT: Discussion and Possible Action on **PSP & FSP 2021-110038**, a preliminary and final subdivision plat request by Mike Bastian with Castle Creek Homes for a 9-lot single-family subdivision at the subject location. **Location:** 951 West 300 North (TINs: 12-019-0134 & 12-019-0135). **Project Area:** 2.16 Acres **Zone:** R-1-6 (Residential) (**Administrative Action**).

RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, PSP 2021-110038**, a preliminary subdivision plat request by Mike Bastian with Castle Creek Homes for a 9-lot single-family subdivision for the properties located at 951 West 300 North (TIN: 12-019-0134 & 12-019-0135). This recommendation is based on the subdivision discussion and findings in the Staff Report.

Staff recommends that the Planning Commission forward a recommendation of **approval** to the Clearfield City Council for **FSP 2021-110038 as conditioned**; a final subdivision plat request by Mike Bastian with Castle Creek Homes for a 9-lot single-family subdivision for the properties located at 951 West 300 North (TIN: 12-019-0134 & 12-019-0135). This recommendation is based on the subdivision discussion and findings in the Staff Report.

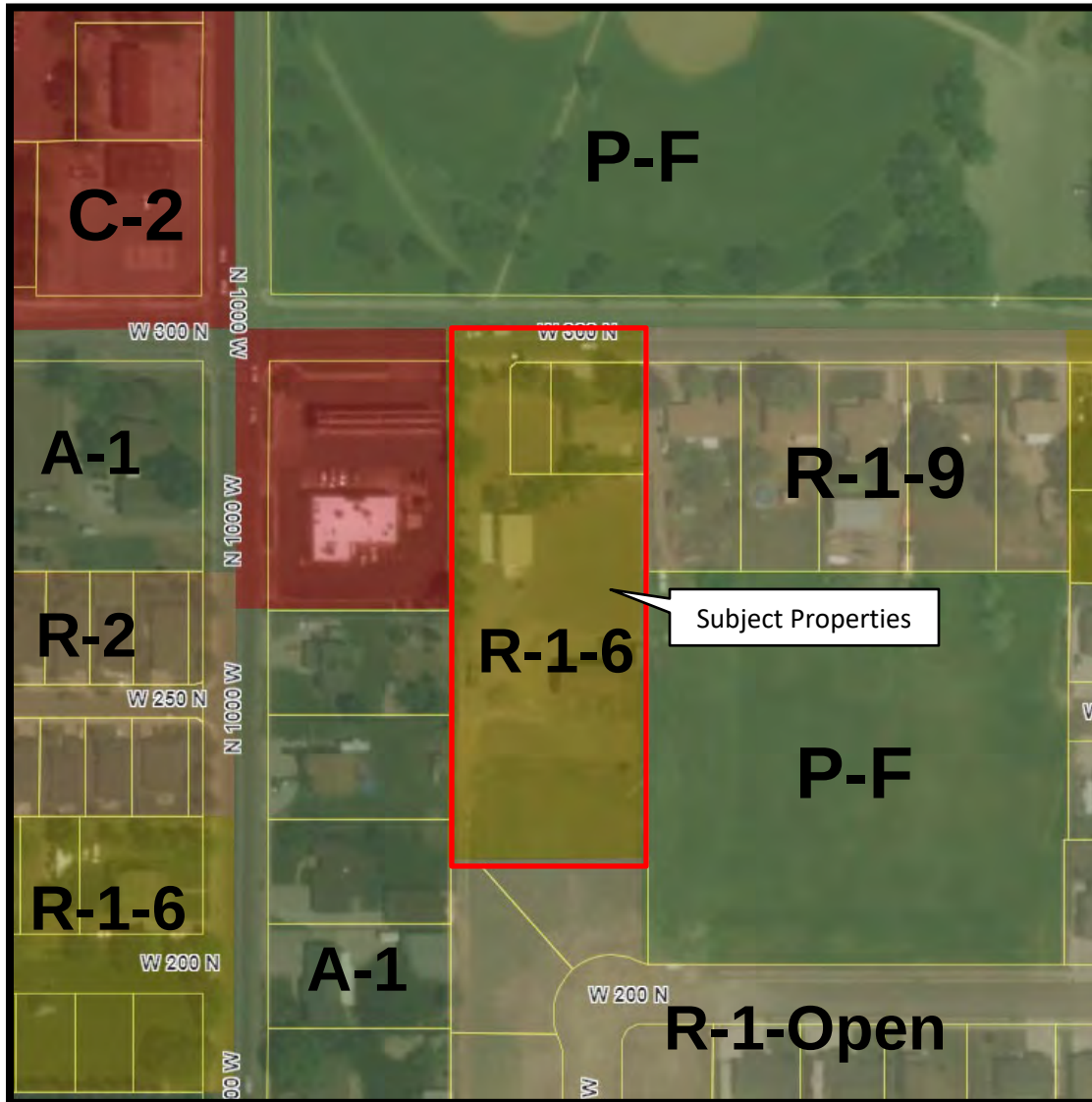
PROJECT SUMMARY

Project Information	
Project Name	Ball Fields Subdivision
Site Location	951 West 300 North
Tax ID Number	12-019-0134 & 12-019-0135
Applicant	Mike Bastian, Castle Creek Homes
Owners	Christopher Scott & Anissa Boestra; Castle Creek Homes LLC
Proposed Actions	Preliminary and Final Subdivision Plat Approval
Current Zoning	R-1-6 (Residential)
General Plan Land Use Classification	Residential
Gross Site	0.82 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Steed Park	P-F (Public Facilities)	Residential
East	Residential Single-Family	R-1-9 (Residential)	Residential

South	Residential Single-Family	R-1-Open (Residential)	Residential
West	Maverik Gas Station & Residential Single-Family	C-2 (Commercial) & A-1 (Agricultural)	Commercial & Residential

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide these properties into a 9-lot single-family subdivision consistent with the development standards of the R-1-6 Zone. The existing home located at 951 West 300 North will remain and become Lot 1 of the proposed subdivision with a lot area of 15,848 square feet. Excluding Lot 1 from these calculations, the subdivision has an average lot size (Lots 2-9) of 7,052.5 square feet. The smallest lot is Lot 8 with an area of 6,001 square feet. The largest lot is Lot 1 with an area of 15,848 square feet, but the second largest lot is Lot 14 with an area of 11,468 square feet. Lot 14 includes a drainage easement for storm water detention along with a twenty foot (20') wide drainage and utility easement to connect the sewer and storm water lines to the utility lines in the Autumn Ridge

Phase 5 subdivision to the south. The plat will need to be revised to include lot addresses and a street name. Staff has redlined the attached plat with suggested addresses and a street name for consideration by the applicant.

General Plan and Zoning

The subject properties were previously rezoned on September 14th, 2021, from A-1 (Agricultural) to R-1-6 (Residential) The proposed subdivision complies with the goals and objectives of the general plan and is in compliance with zoning standards for the R-1-6 Zone.

Public Comment

A public notice sign was posted on December 6th, 2021. As of the date of this report, no comments have been received.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW

The preliminary and final subdivision plat submission includes the subdivision plat, civil cover sheet and notes, the plans for the city street design (plan and profile), the storm water line and sewer line outfall connections, civil details, demolition plan, grading & drainage plan, utility plan, and the storm water pollution prevention plan (SWPPP). 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 Engineering has reviewed the plat and improvement drawings and provided comments in a review letter dated December 9th, 2021. The North Davis Fire District spoke with the project engineer directly about the need to add an additional hydrant to the plans but has no other concerns for approval. The applicant will be submitting 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 plans will need to be revised to include a site plan that shows setbacks and potential home footprints that meet the 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 complies with the Clearfield City Standards referenced above.

PRELIMINARY AND FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

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

- 1) A site plan shall be submitted with buildable areas for each lot that comply with the setbacks of the R-1-6 Zone.
- 2) The plat shall be revised to include addresses for the lots and a street name for the residential street.
- 3) A geotechnical report shall be submitted for review and approval by Clearfield City Engineering and Building staff.
- 4) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
- 5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
- 6) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.

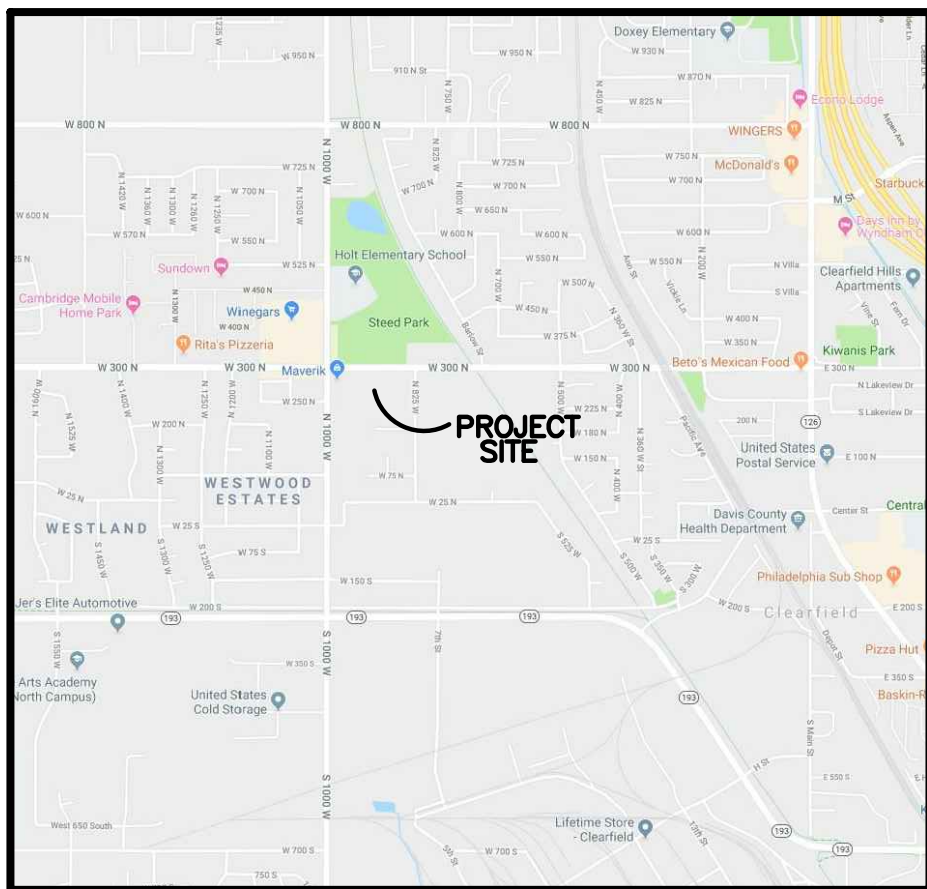
ATTACHMENTS

1. Subdivision Plat
2. Subdivision Improvement Drawings
3. Engineering Review Letter dated December 9th, 2021

SHEET 1 OF 1

BALL FIELDS SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2021



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SECTION 2, SAID POINT BEING S89°51'46"E 220.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S89°51'46"E ALONG THE SECTION LINE, 199.99 FEET; THENCE S00°01'26"E 545.05 FEET TO THE NORTHERLY LINE OF AUTUMN RIDGE ESTATES PHASE 5; THENCE N89°50'11"W ALONG SAID NORTHERLY LINE, 201.33 FEET TO THE EASTERLY LINE OF CLAIR AND JOAN HESLOP SUBDIVISION; THENCE N00°07'00"E ALONG SAID EASTERLY LINE AND ANOTHER PARCEL, 544.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,359 SQUARE FEET OR 2.511 ACRES MORE OR LESS.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	10.50'	16.50'	14.85'	10.50'	S45°07'37"W	90°01'14"
C2	28.00'	22.92'	22.29'	12.15'	S23°20'04"E	46°54'09"
C3	88.00'	53.97'	53.12'	27.86'	S29°13'02"E	35°08'14"
C4	88.00'	18.07'	18.04'	9.07'	S05°45'58"E	11°45'55"
C5	30.00'	31.42'	30.00'	17.32'	S29°53'00"E	60°00'00"
C6	50.00'	99.75'	84.01'	77.44'	S02°43'58"E	114°18'04"
C7	50.00'	52.14'	49.81'	28.72'	S84°17'33"W	59°44'59"
C8	50.00'	50.00'	47.94'	27.32'	S37°11'05"W	57°17'45"
C9	50.00'	7.55'	7.54'	3.78'	N04°12'36"W	8°39'12"
C10	28.00'	22.92'	22.29'	12.15'	N23°20'04"W	46°54'09"
C11	88.00'	72.04'	70.04'	38.17'	N23°20'04"W	46°54'09"
C12	58.00'	47.48'	46.16'	25.16'	S23°20'04"E	46°54'09"
C13	58.00'	47.48'	46.16'	25.16'	S23°20'04"E	46°54'09"
C14	30.00'	18.82'	18.51'	9.73'	S17°51'08"E	35°56'15"
C15	30.00'	12.60'	12.51'	6.39'	S47°51'08"E	24°03'45"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°51'46"E.

NARRATIVE

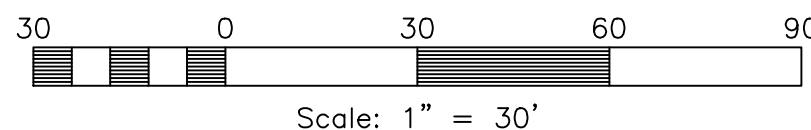
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED BY ADJACENT SUBDIVISIONS AND BY DEED USING THE MONUMENTS SHOWN HEREON. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- — — = ROAD CENTERLINE
- — — = BOUNDARY LINE
- — — = LOT LINE
- — — = ADJOINING PROPERTY
- — — = EASEMENT
- — — = SECTION TIE LINE



DEVELOPER

MIKE BASITION
JERRY PRESTON
P.O. BOX 980
FARMINGTON, UT 84025
(801) 451-6525

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BALL FIELDS SUBDIVISION** IN **CLEARFIELD CITY, DAVIS COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **CLEARFIELD CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BALL FIELDS SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DO DEDICATE A DRAINAGE EASEMENT FOR A DETENTION BASIN OVER THE PORTION OF LOT 4 LABELED DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 4 AND DEDICATE A UTILITY AND DRAINAGE EASEMENT FOR UTILITIES AND DRAINAGE PURPOSES OVER THE PORTION OF LOT 4 LABELED DRAINAGE AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS ____ DAY OF _____, 20____.

CHRISTOPHER SCOTT BOERSTRA AND ANISSA BOESTRA

MIKE BASTIAN FOR: CASTLE CREEK HOMES LLC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)
ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)
ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **BALL FIELDS SUBDIVISION**
Designer: **N. ANDERSON**
Number: **6133-14**
Scale: **1"=30'**
Begin Date: **11-2-2021**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

DEPUTY,



Reeve & Associates, Inc.

5140 S 1500 W, RENO, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

CLEARFIELD CITY PLANNING COMMISSION

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

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.

CLEARFIELD CITY ENGINEER DATE

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
CLEARFIELD CITY MAYOR CITY RECORDER

CLEARFIELD CITY ATTORNEY

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

CITY ATTORNEY

NORTH QUARTER CORNER
OF SECTION 2, TOWNSHIP
4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY

SOUVANNASAP, VISNOU AND JONAS, CAMIE
12-741-0002

LOT 1, 200 NORTH STREET CLEARFIELD CITY SUBDIVISION

S00°01'26"E 545.05'

2
6423 S.F.
0.147 ACRES

292 North
XXXX

3
6035 S.F.
0.139 ACRES

274 North
XXXX

9
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283 North
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6001 S.F.
0.138 ACRES

265 North
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0.140 ACRES

247 North
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7834 S.F.
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219 North
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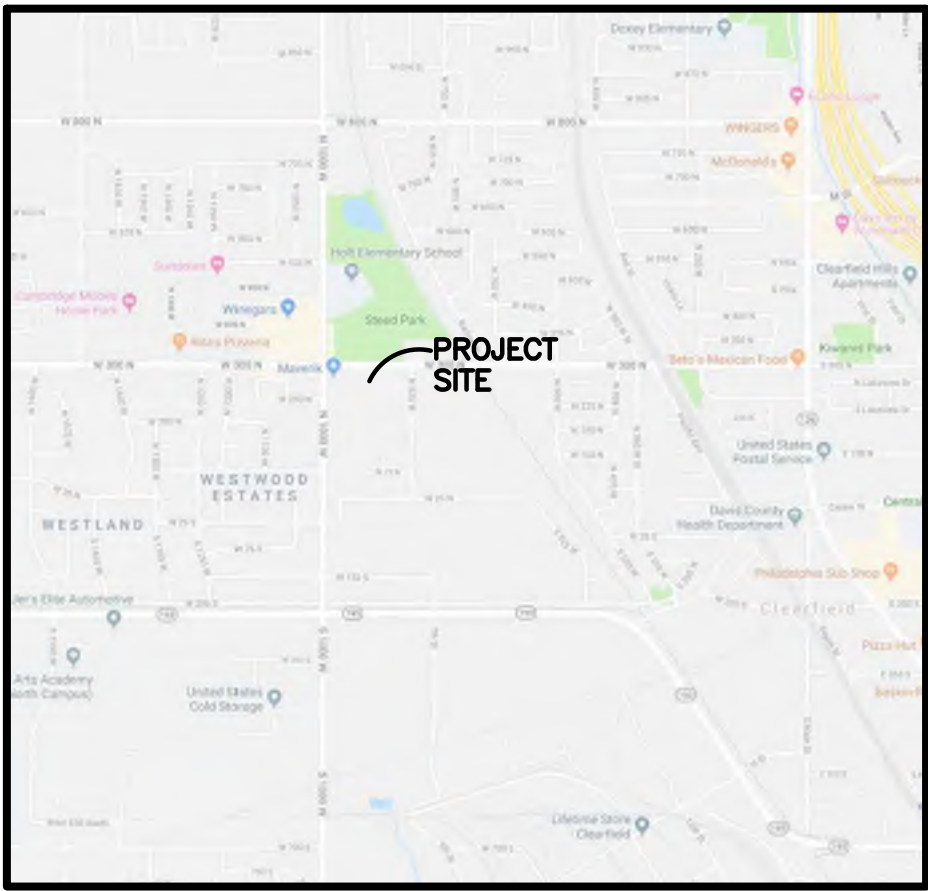
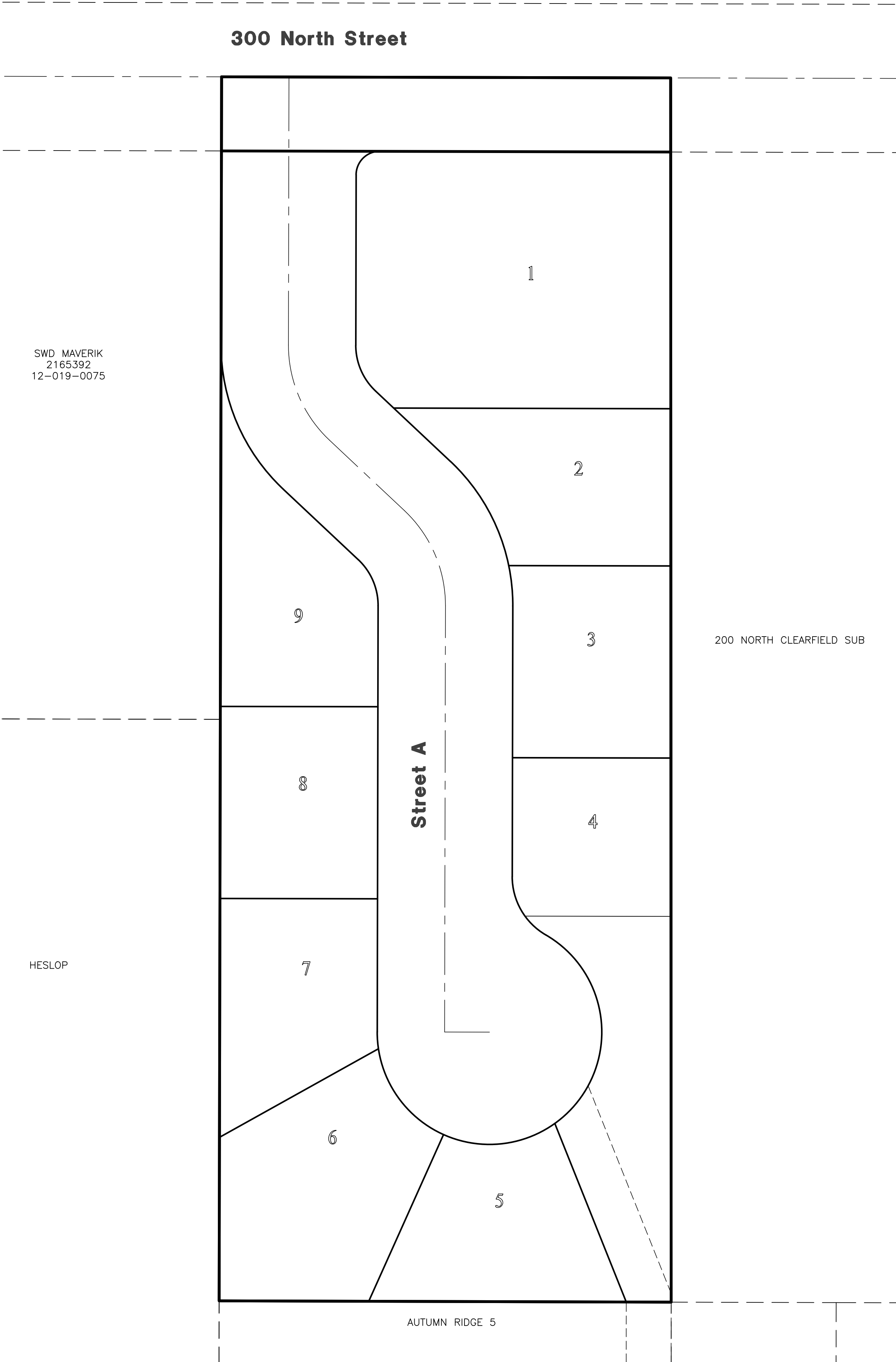
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Project Narrative/Notes/Revisions

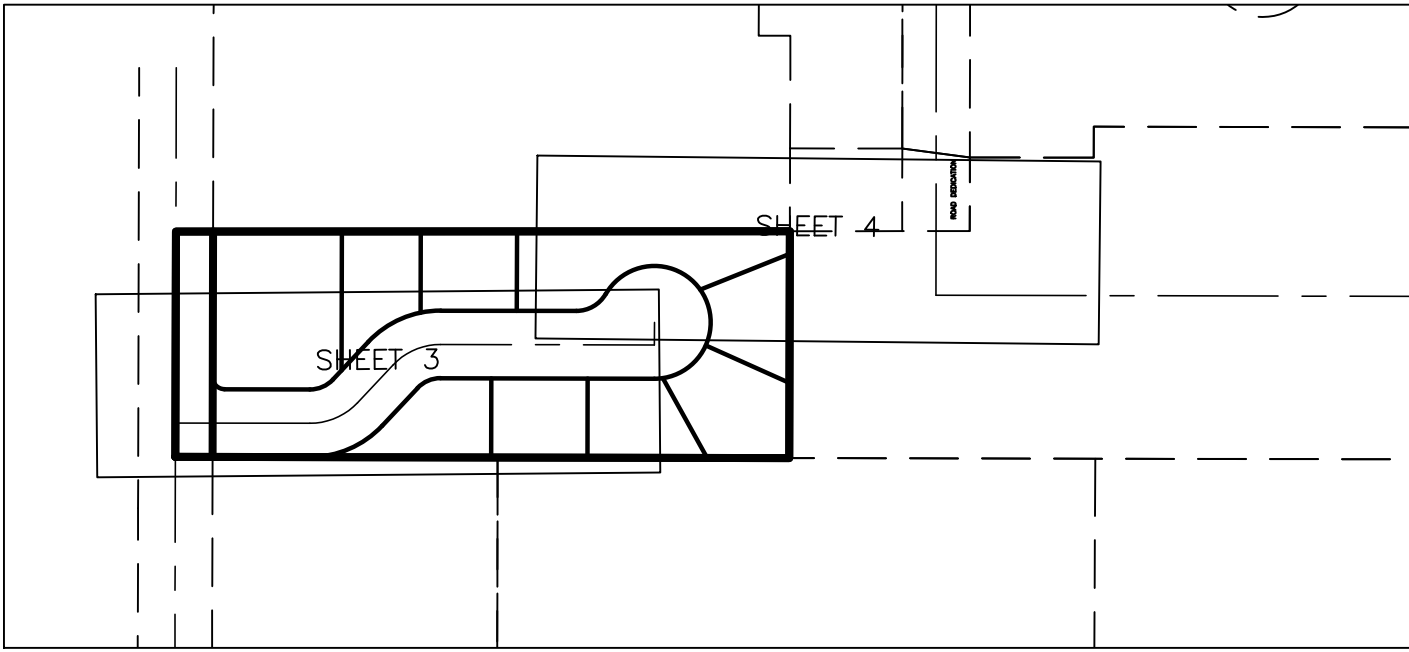
1. 11/02/2021 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Ball Fields Subdivision
Improvement Plans

CLEARFIELD CITY, DAVIS COUNTY, UTAH
NOVEMBER 2021



Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Street A - 0+00.00 - 4+50.00
Sheet 4 - Outfall - 0+00.00 - 2+32.88
Sheet 5 - Civil Details
Sheet 6 - Demolition Plan
Sheet 7 - Grading & Drainage Plan
Sheet 8 - Utility Plan
Sheet 9 - Storm Water Pollution Prevention
Plan Exhibit
Sheet 10 - Storm Water Pollution Prevention
Plan Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

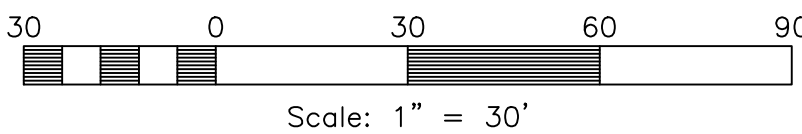


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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

Ball Fields Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
NOVEMBER 2021
Name:
BALL FIELDS
SUBDIVISION
Number: 6133-14

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT, SUBGRADE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING &/ SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING THE REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE CONSIDERED AN ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK BE COMPLETED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNFAMILAR HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS, NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MECA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES 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 APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Zone Data

ZONE R-1-B
LOT SIZE: 6000 S.F. MIN.
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 6' EACH SIDE SIDE YARD (CORNER LOT)
SETBACK: 20' REAR YARD SETBACK: 20'

North Davis Fire District Notes:

- THE MINIMUM FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE FOR 60 CONSECUTIVE MINUTES FOR RESIDENTIAL ONE AND TWO FAMILY DWELLINGS. FIRE FLOW REQUIREMENTS SHALL BE DETERMINED BY THE DISTRICT ENGINEER AT HIS EXPENSE.
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4.5" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
- 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.
- 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 FT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6". DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.
- IF GRADES EXCEED 8%, APPROVAL FROM THE CITY ENGINEER AND THE FIRE DISTRICT IS REQUIRED.

Legend

— SW LAT —	= PROPOSED SECONDARY WATER LATERAL	■	= PROPOSED WATER METER	ROW	= RIGHT-OF-WAY
— LD LAT —	= PROPOSED LAND DRAIN LATERAL	■	= EXISTING WATER METER	SD	= STORM DRAIN
— W LAT —	= PROPOSED WATER LATERAL	■	= PROPOSED CATCH BASIN	SS	= SANITARY SEWER
— SS LAT —	= PROPOSED SEWER LATERAL	□	= EXISTING CATCH BASIN	TBC	= TOP BACK OF CURB
— W/8 —	= PROPOSED CULINARY WATER LINE	⚡	= PLUG W/ 2" BLOW-OFF	TOA	= TOP OF ASPHALT
— EX-W —	= EXISTING CULINARY WATER LINE	⦿	= STREET LIGHT	TOC	= TOP OF CONCRETE
— SW/8 —	= PROPOSED SECONDARY WATER LINE	—	= SIGN	TOFF	= TOP OF FINISHED FLOOR
— EX-SW —	= EXISTING SECONDARY WATER LINE	—	= POWER POLE	TOS	= TOP OF STAIRS
— SS/8 —	= PROPOSED SANITARY SEWER LINE	—	= BASEMENT FLOOR ELEVATION	TOW	= TOP OF WALL
— EX-SS —	= EXISTING SANITARY SEWER LINE	BFE	= BUILDING	TSW	= TOP OF SIDEWALK
— SD/15 —	= PROPOSED STORM DRAIN LINE	BLDG	= BOTTOM OF STAIRS	W	= CULINARY WATER
— EX-SD —	= EXISTING STORM DRAIN LINE	BOS	= BOTTOM OF WALL	WM	= WATER METER
— LD/8 —	= PROPOSED LAND DRAIN LINE	BOW	= BEGINNING POINT		
— EX-LD —	= EXISTING LAND DRAIN LINE	BP	= CURB & GUTTER		
— IRR/18 —	= PROPOSED IRRIGATION LINE	CB	= CATCH BASIN		
— EX-IRR —	= EXISTING IRRIGATION LINE	CF	= CUBIC FEET		
× × ×	= FENCE LINE	CFS	= CUBIC FEET PER SECOND		
— · — · —	= DRAINAGE SWALE	EP	= ENDING POINT		
— OHP —	= OVERHEAD POWER LINE	FF	= FINISH FLOOR		
⦿	= PROPOSED FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION		
○	= EXISTING FIRE HYDRANT	FG	= FINISHED GRADE		
●	= PROPOSED MANHOLE	FH	= FIRE HYDRANT		
○	= EXISTING MANHOLE	FL	= FLOW LINE		
●	= PROPOSED SEWER CLEAN-OUT	GB	= GRADE BREAK		
Ⅹ	= PROPOSED GATE VALVE	INV	= INVERT		
Ⅹ	= EXISTING GATE VALVE	LF	= LINEAR FEET		
⌋	= PLUG & BLOCK	NG	= NATURAL GRADE		
⦿	= AIR VAC ASSEMBLY	PC	= POINT OF CURVATURE		
● — ●	= DUAL SECONDARY METER	PP	= POWER/UTILITY POLE		
		PRC	= POINT OF RETURN CURVATURE		
		PT	= POINT OF TANGENCY		
		PUE	= PUBLIC UTILITY EASEMENT		
		RCP	= REINFORCED CONCRETE PIPE		
		RIM	= RIM OF MANHOLE		

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TRAFFIC STUDIES • EROSION CONTROL • LANDSCAPE ARCHITECTURE

REVISIONS

DESCRIPTION

DATE

Ball Fields Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Notes/Legend/
Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
JEREMY A. DRAPER
5338480
11/02/2021
STATE OF UTAH

Project Info.

Engineer:
JEREMY A. DRAPER, P.E.

Drafter:
C. KINGSLEY

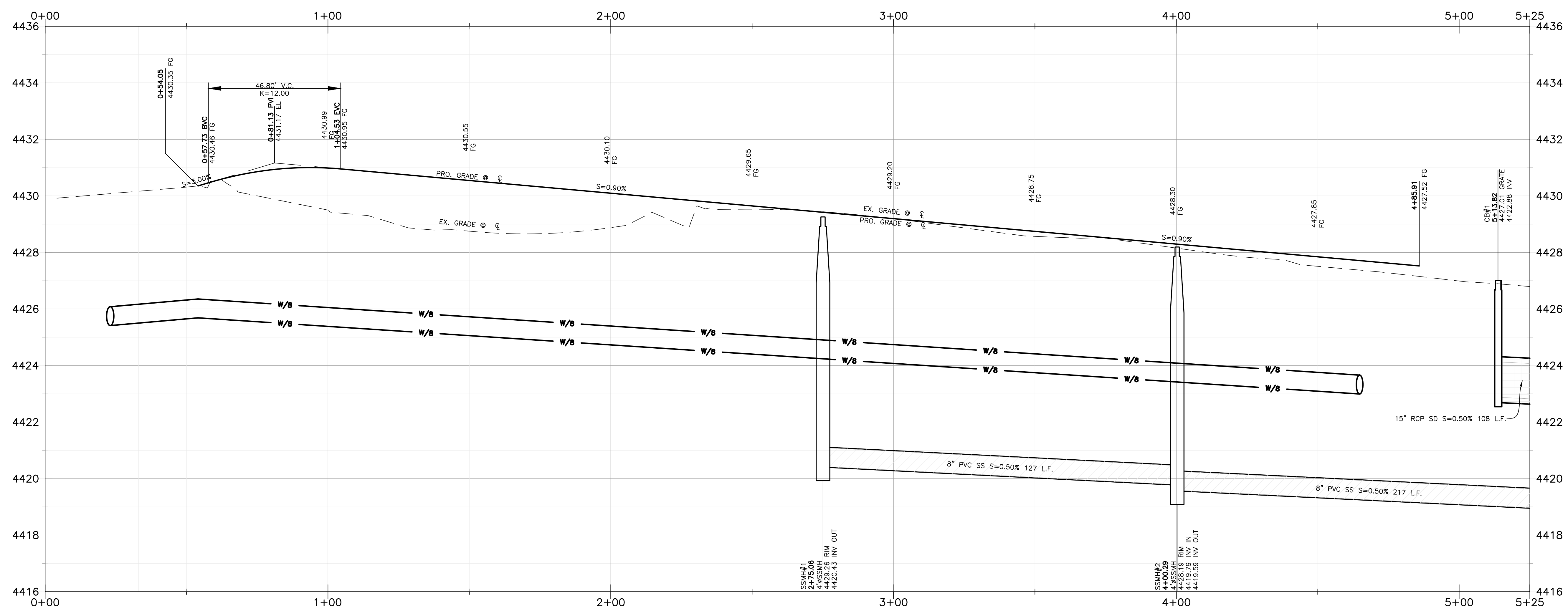
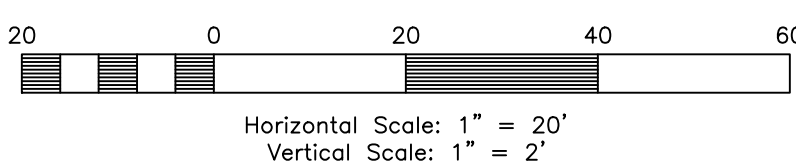
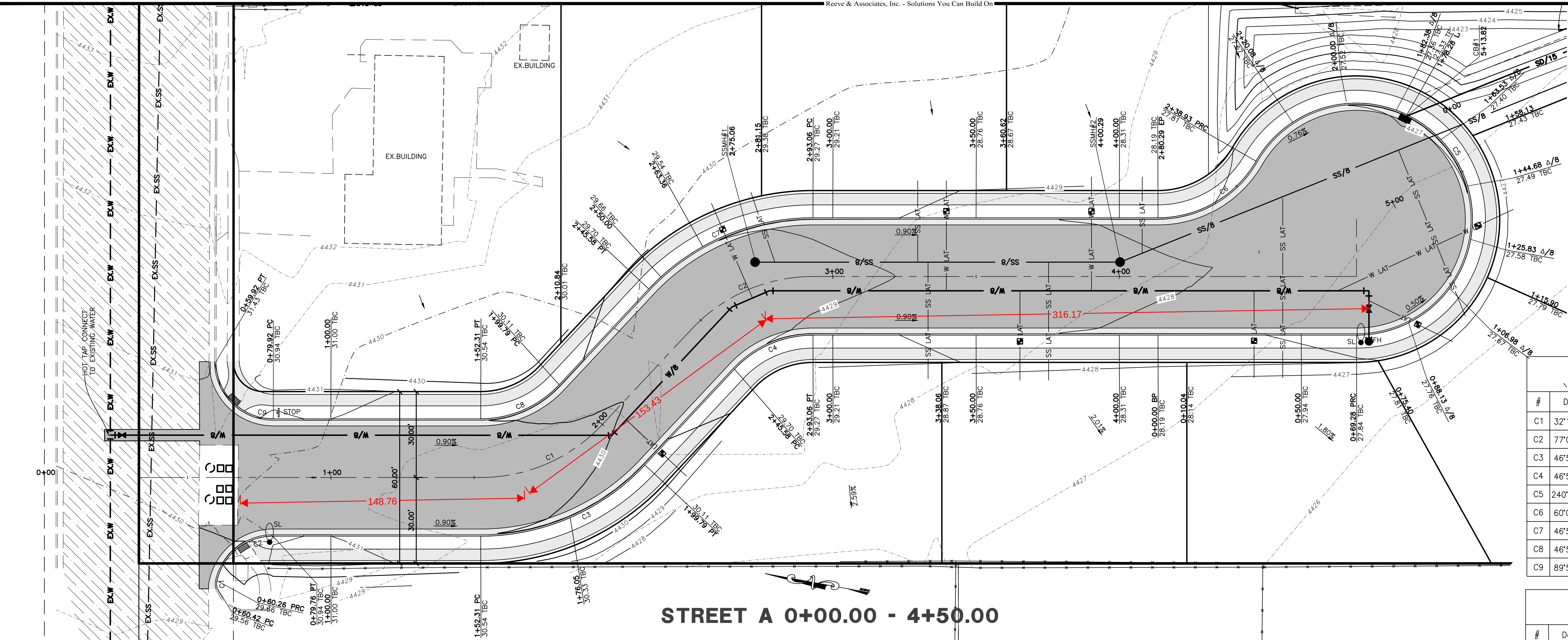
Begin Date:
NOVEMBER 2021

Name:
BALL FIELDS
SUBDIVISION

Number: 6133-14

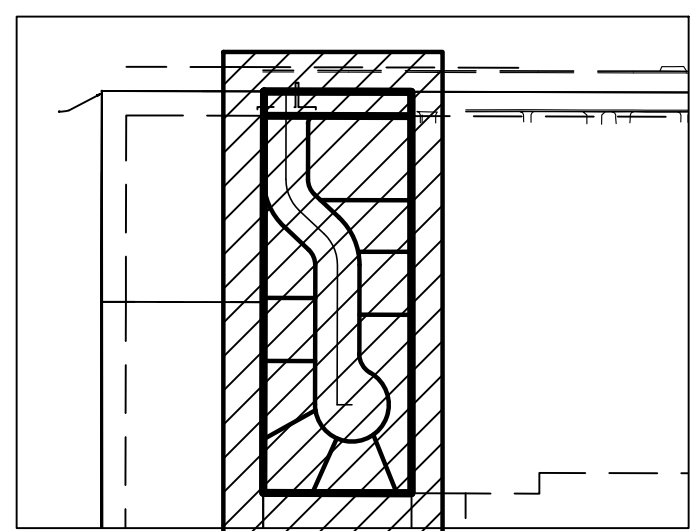
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10 Total Sheets



Key Map

NOT TO SCALE



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	32°11'24"	5.00'	2.81'	1.44'	S86°56'43"W	2.77'
C2	77°04'35"	20.00'	26.90'	15.93'	N38°25'17"W	24.92'
C3	46°54'09"	78.50'	64.26'	34.05'	S23°20'04"E	62.48'
C4	46°54'09"	37.50'	30.70'	16.27'	N23°20'04"W	29.85'
C5	240°00'00"	40.50'	169.65'	70.15'	N60°07'00"E	70.15'
C6	60°00'00"	39.50'	41.36'	22.81'	S29°53'00"E	39.50'
C7	46°54'09"	78.50'	64.26'	34.05'	N23°20'04"W	62.48'
C8	46°54'09"	37.50'	30.70'	16.27'	S23°20'04"E	29.85'
C9	89°53'00"	20.00'	31.38'	19.96'	S45°03'30"W	28.26'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	46°54'09"	58.00'	47.48'	25.16'	S23°20'04"E	46.16'
C2	46°54'09"	58.00'	47.48'	25.16'	S23°20'04"E	46.16'

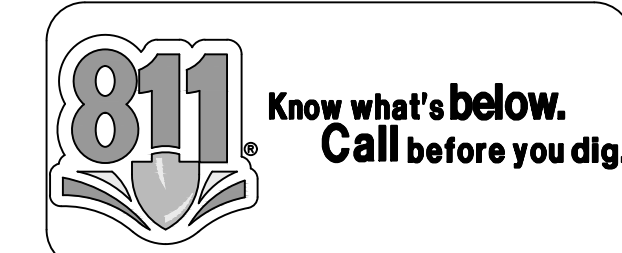
Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF CLEARFIELD CITY.
- EXISTING SANITARY SEWER PIPING AND STORM WATER PIPING IN THIS NEW PHASE MUST BE VIDEO INSPECTED AND BAD SPOTS NOTED FOR REPAIR. THE VIDEO NEEDS TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT.
- ALL DETERIORATED DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURBS AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.
- EXISTING STORM WATER CATCH BASINS TO HAVE HOODED BOX LIDS INSTALLED.
- MAINTAIN 4" MINIMUM COVER OVER WATER LINE
- NO NATIVE CLAY BACKFILL WILL BE APPROVED FOR RE-USE IN THE EXCAVATED TRENCHES.

CULINARY WATER
8"W - 8" PVC C-900 DR-18 WATER LINE
W - 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER
SS/8 - 8" PVC SDR 35 SEWER PIPE
SS - 4" PVC SDR 35 (MIN 2% SLOPE)

STORM DRAIN
SD/15 - 15" RCP STORM PIPE



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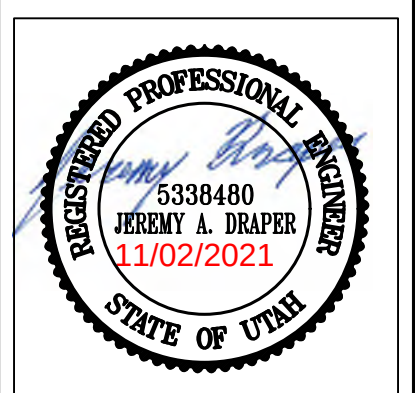
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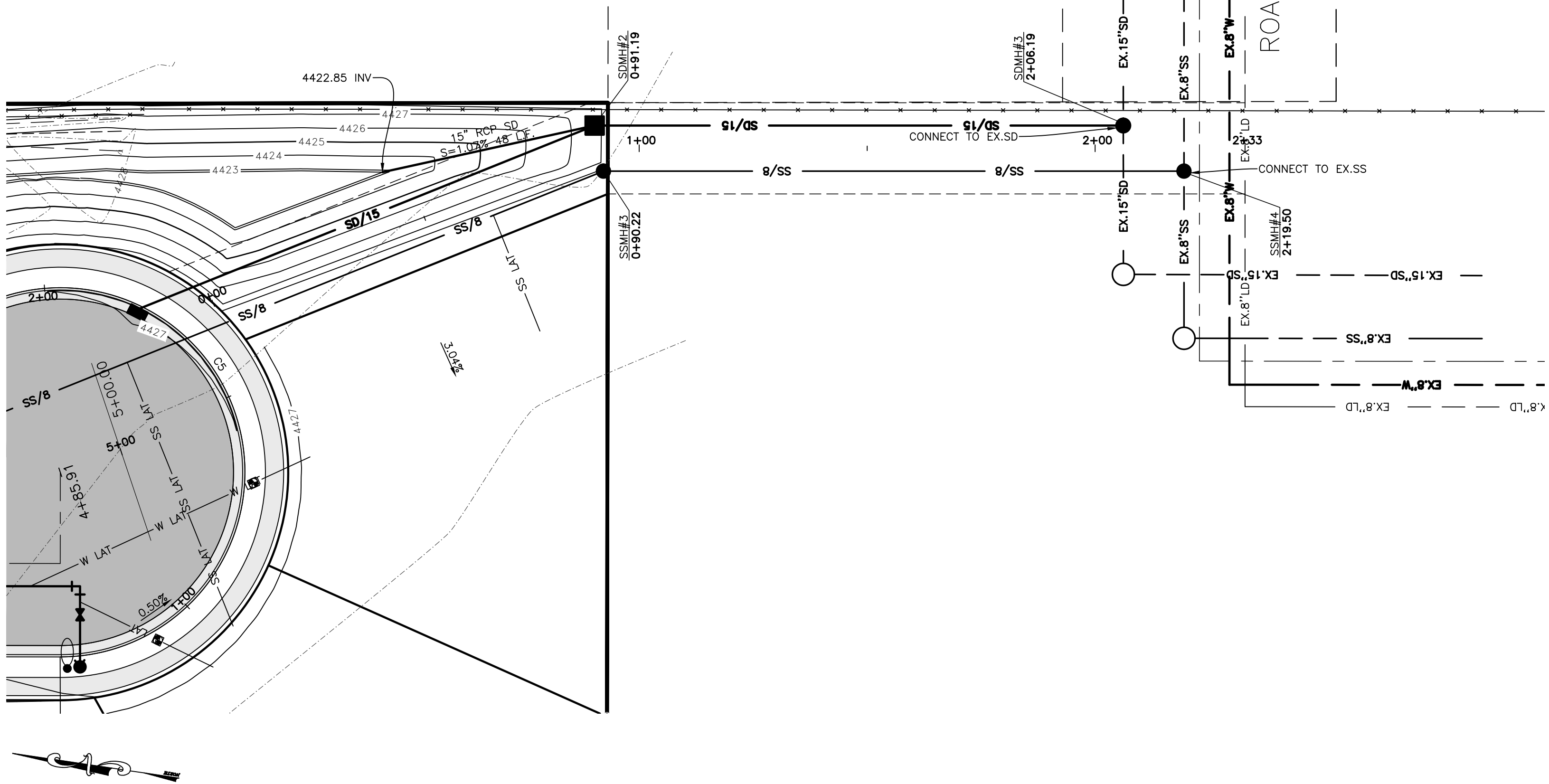
REVISIONS	DESCRIPTION

Ball Fields Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UTAH

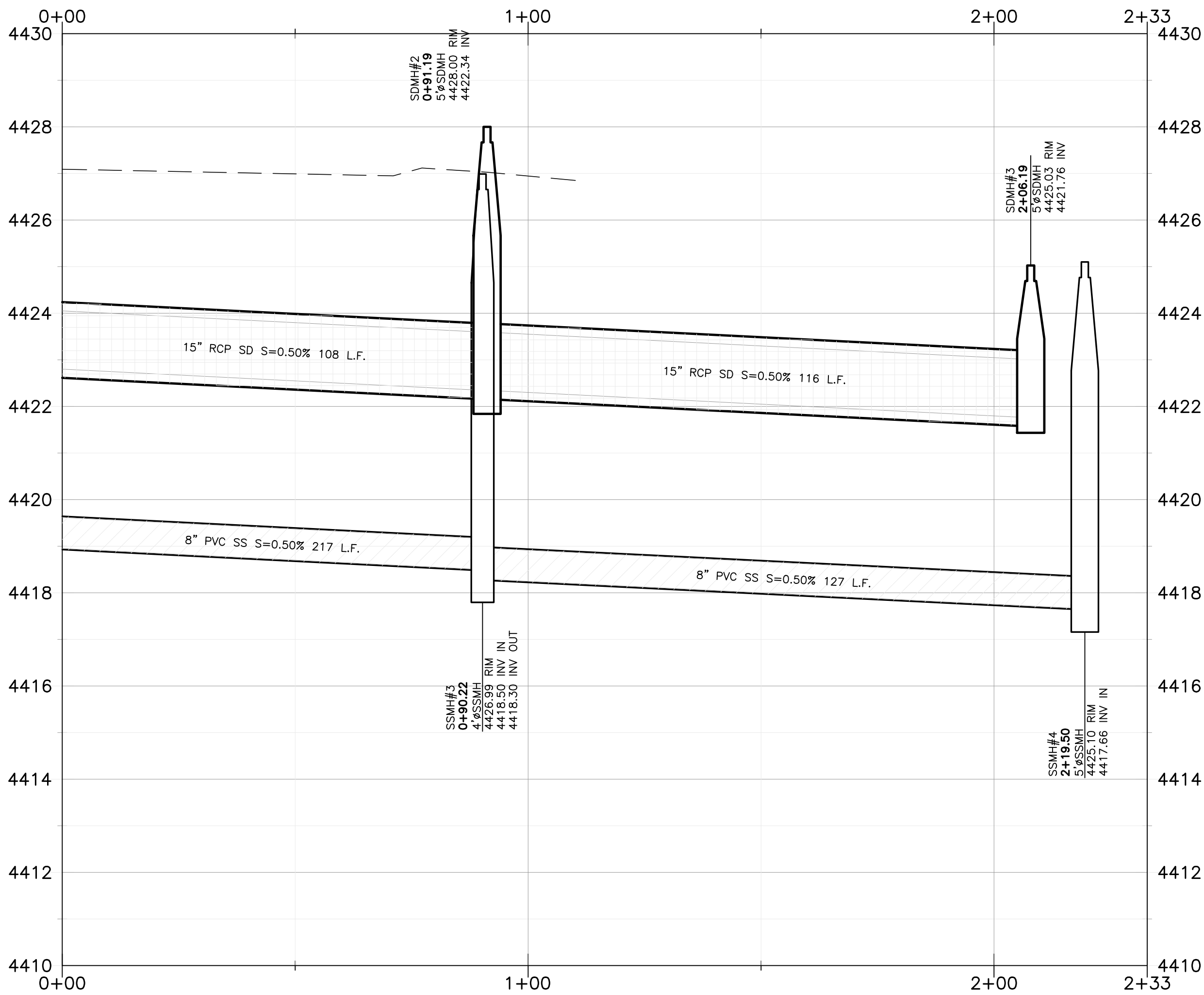
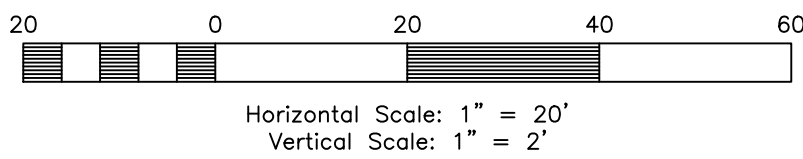
STREET A 0+00.00 - 4+50.00



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
NOVEMBER 2021
Name:
BALL FIELDS
SUBDIVISION
Number: 6133-14

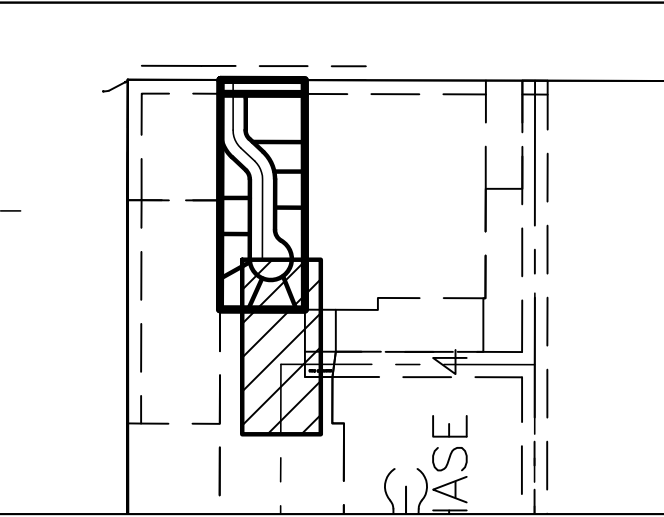


OUTFALL 0+00.00 - 2+32.88



Key Map

NOT TO SCALE



Construction Notes:

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CULINARY WATER

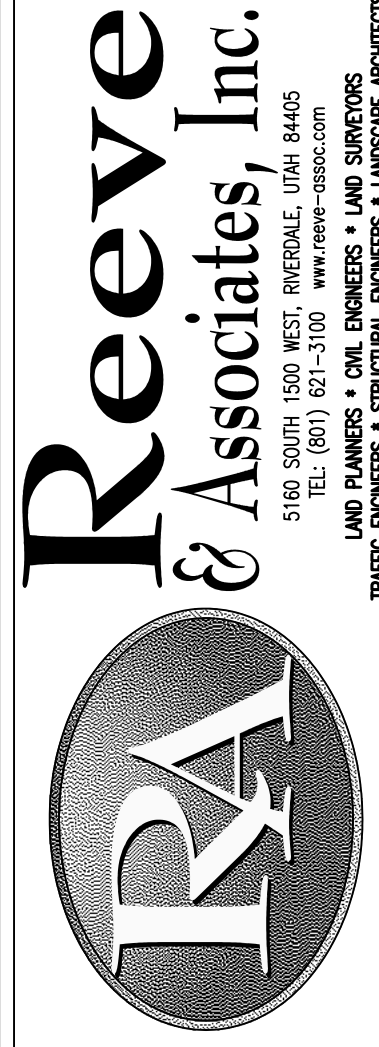
8"W - 8" PVC C-900 DR-18 WATER LINE
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SS/8 - 8" PVC SDR 35 SEWER PIPE
SS - 4" PVC SDR 35 (MIN 2% SLOPE)

STORM DRAIN

SD/15 - 15" RCP STORM PIPE



REVISIONS	DESCRIPTION
DATE	

Ball Fields Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UTAH

OUTFALL 0+00.00 - 2+32.88

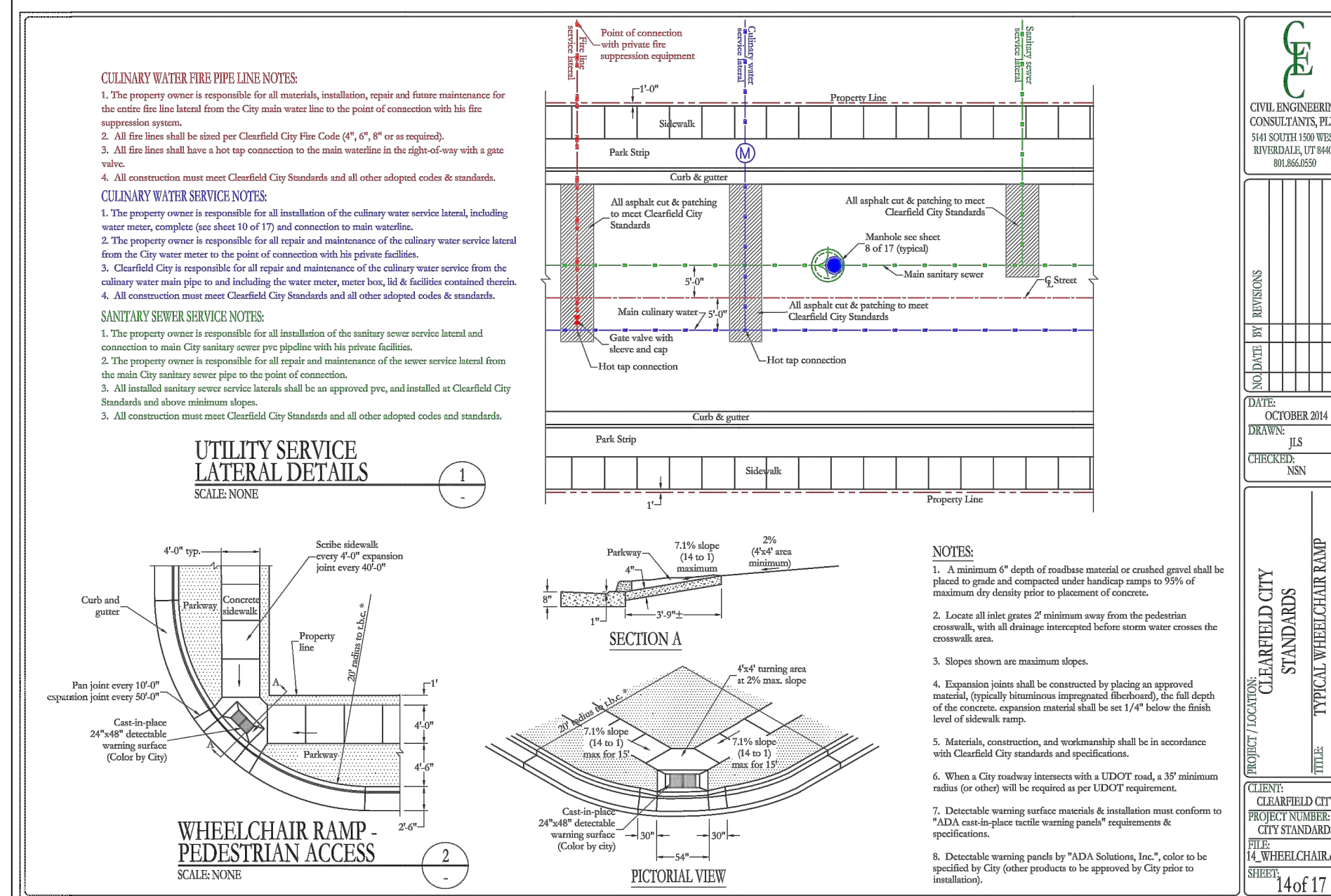
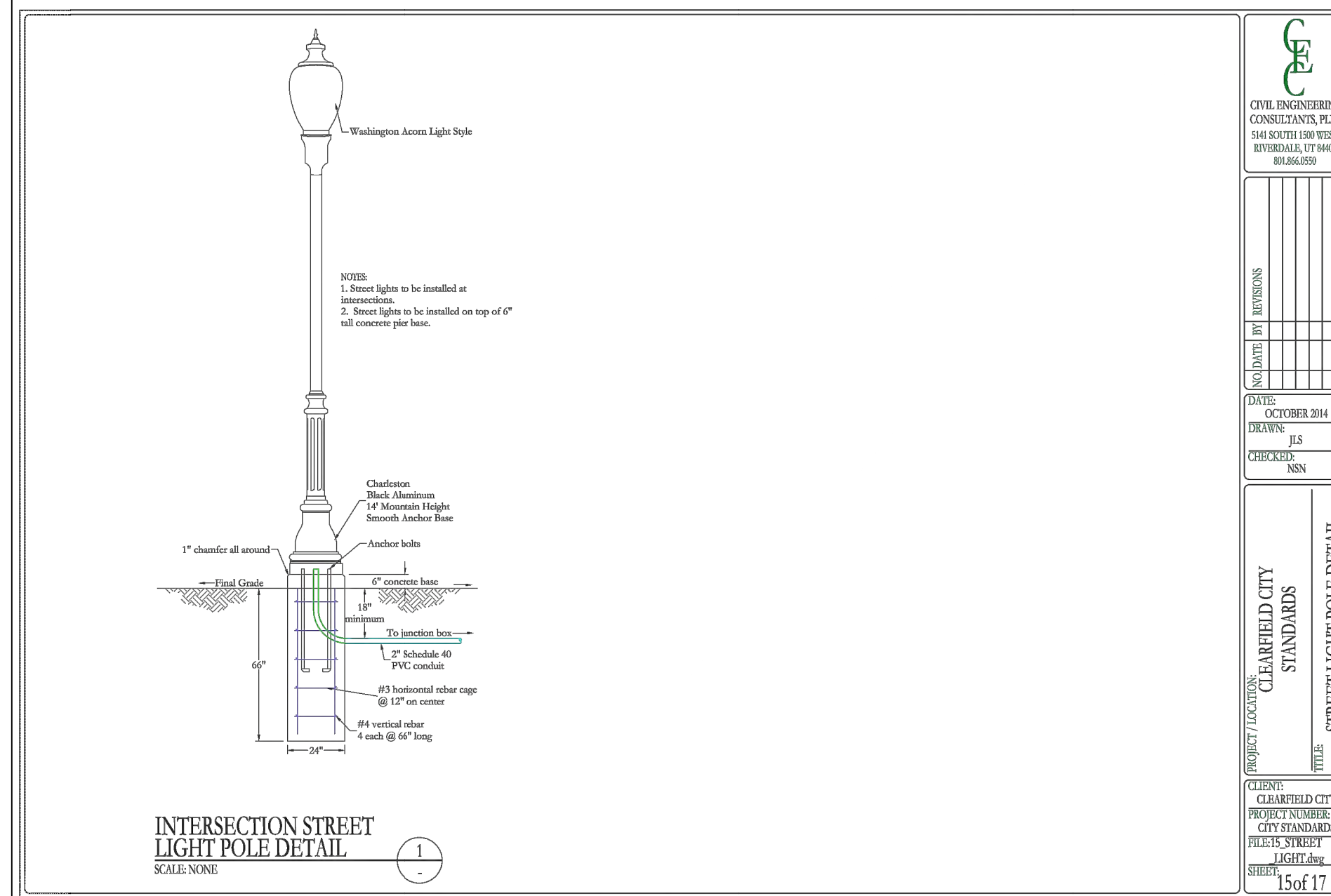
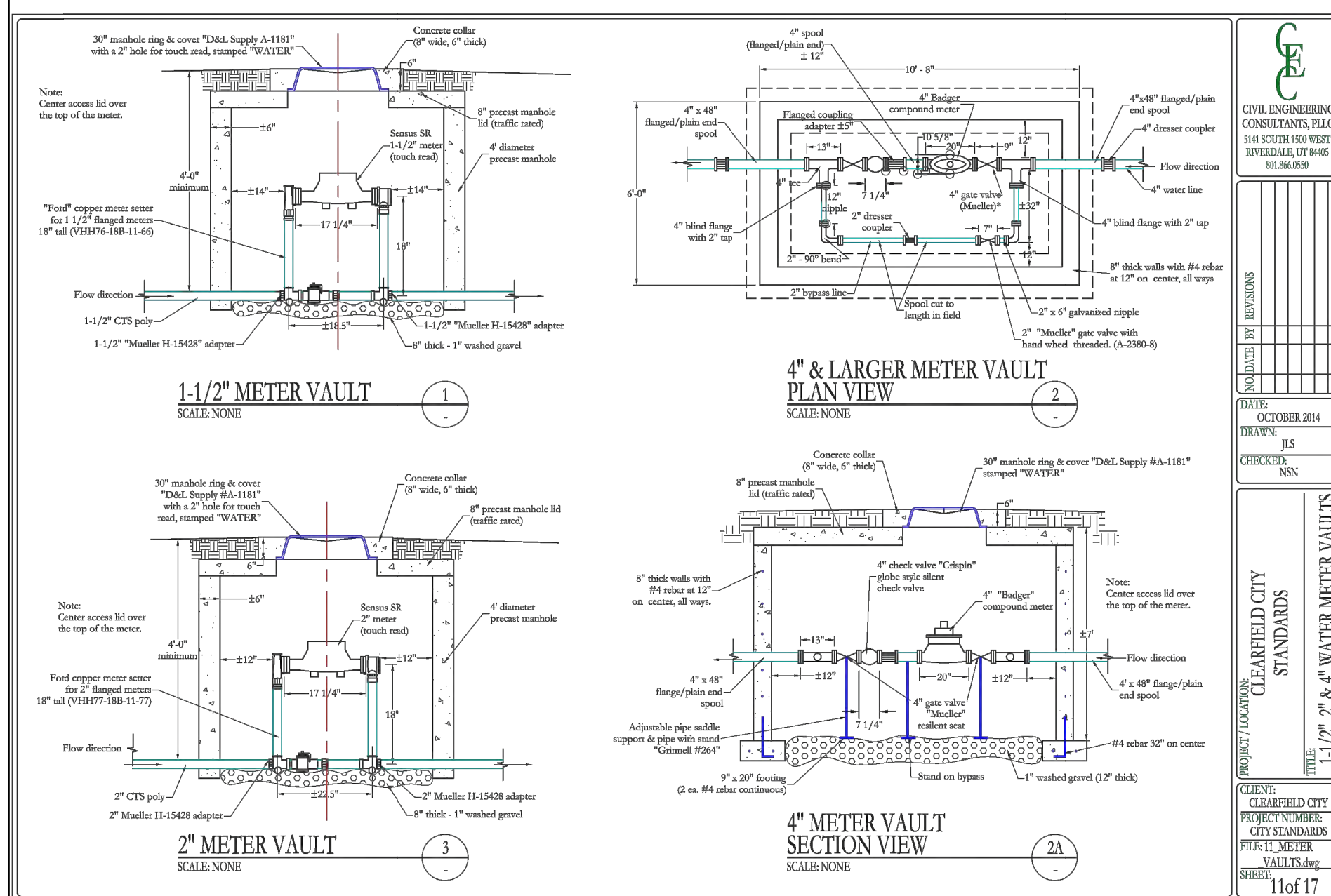
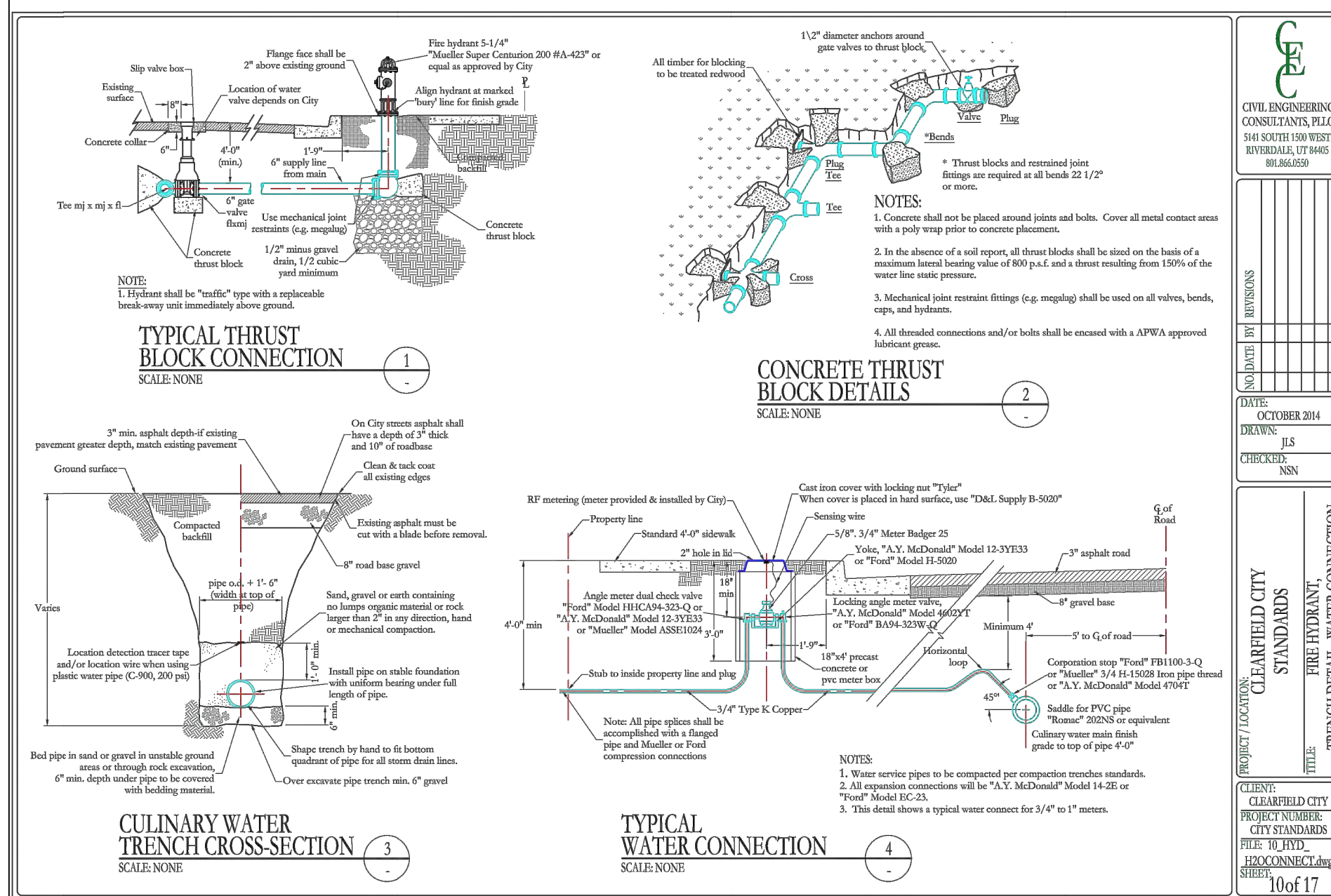
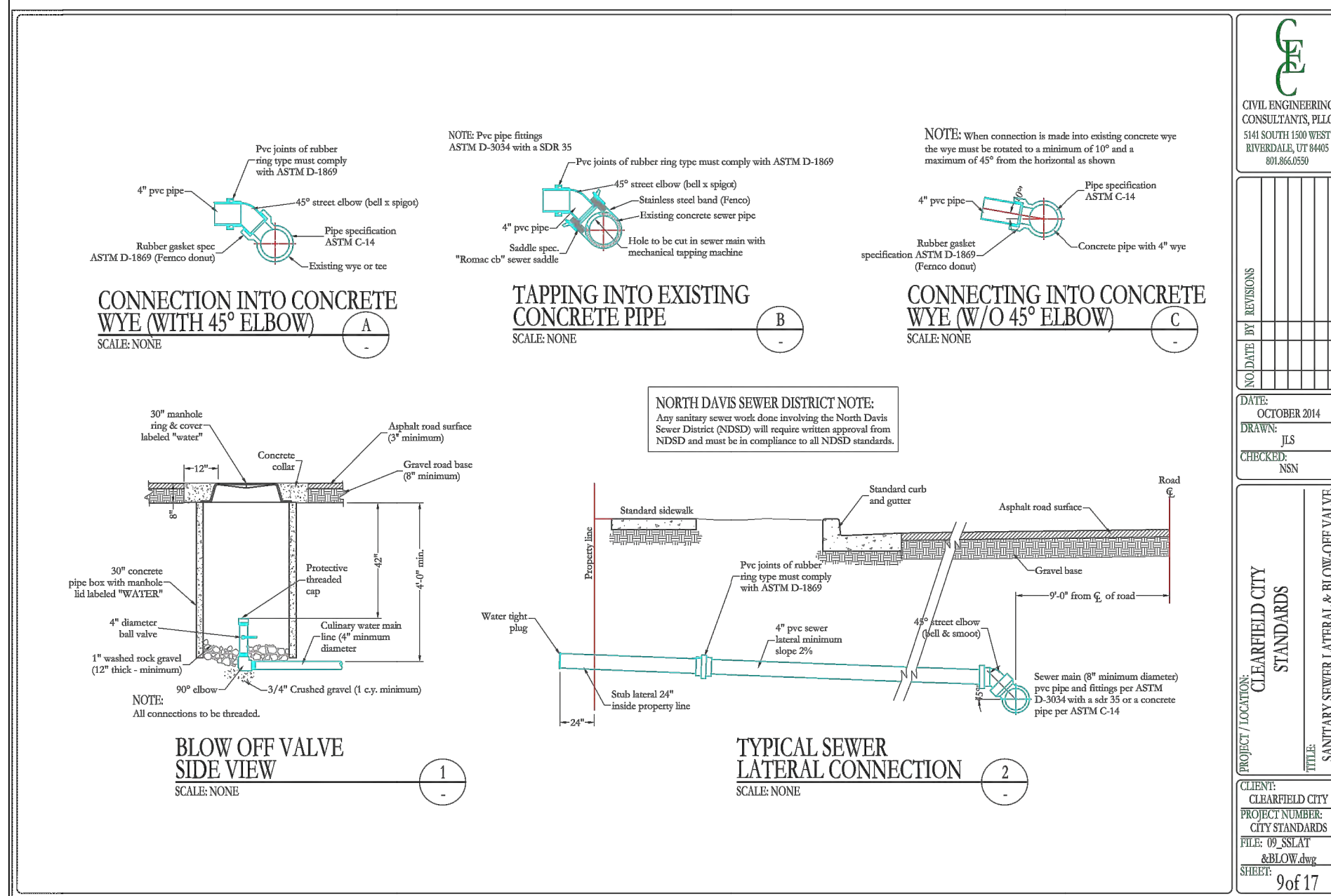
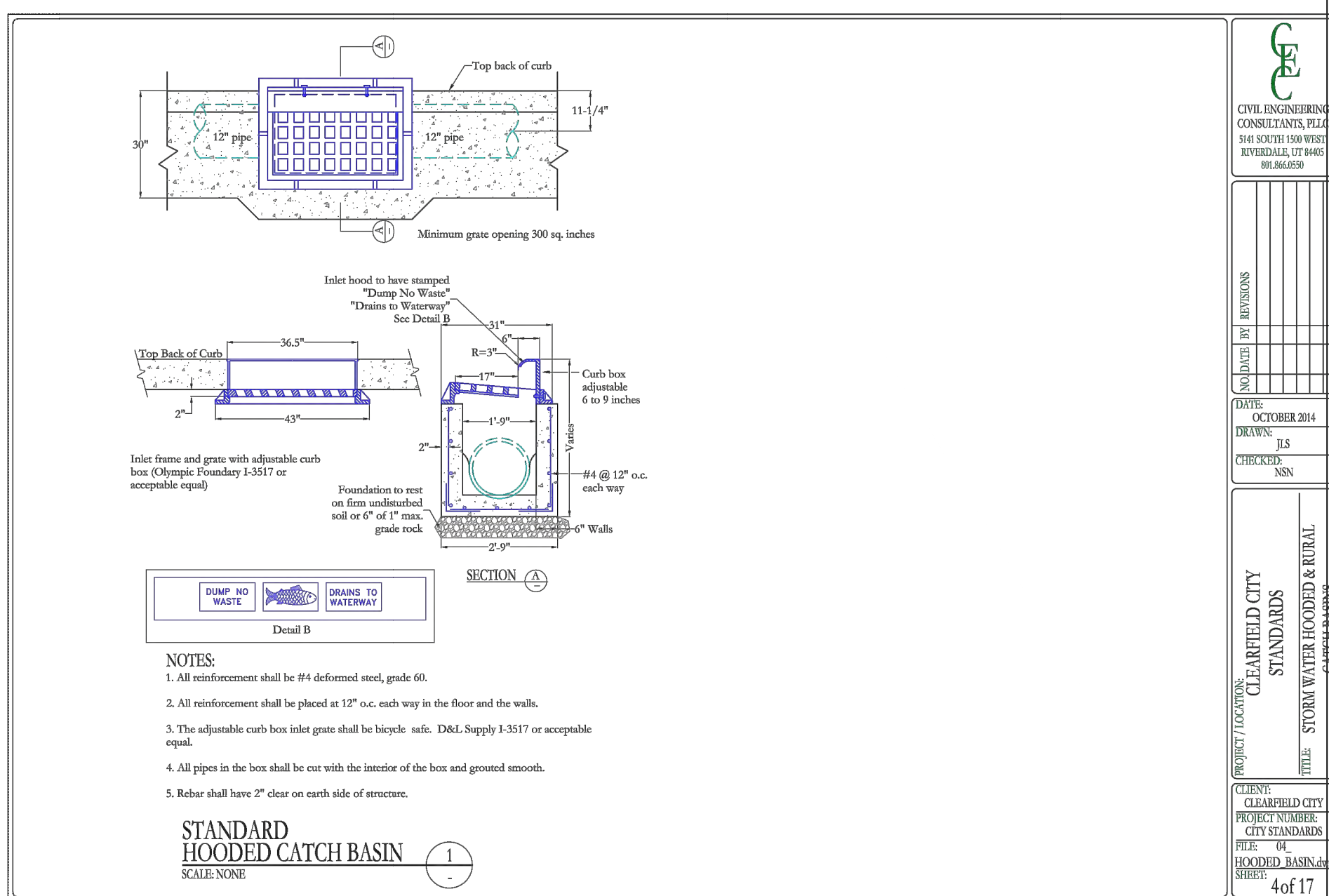
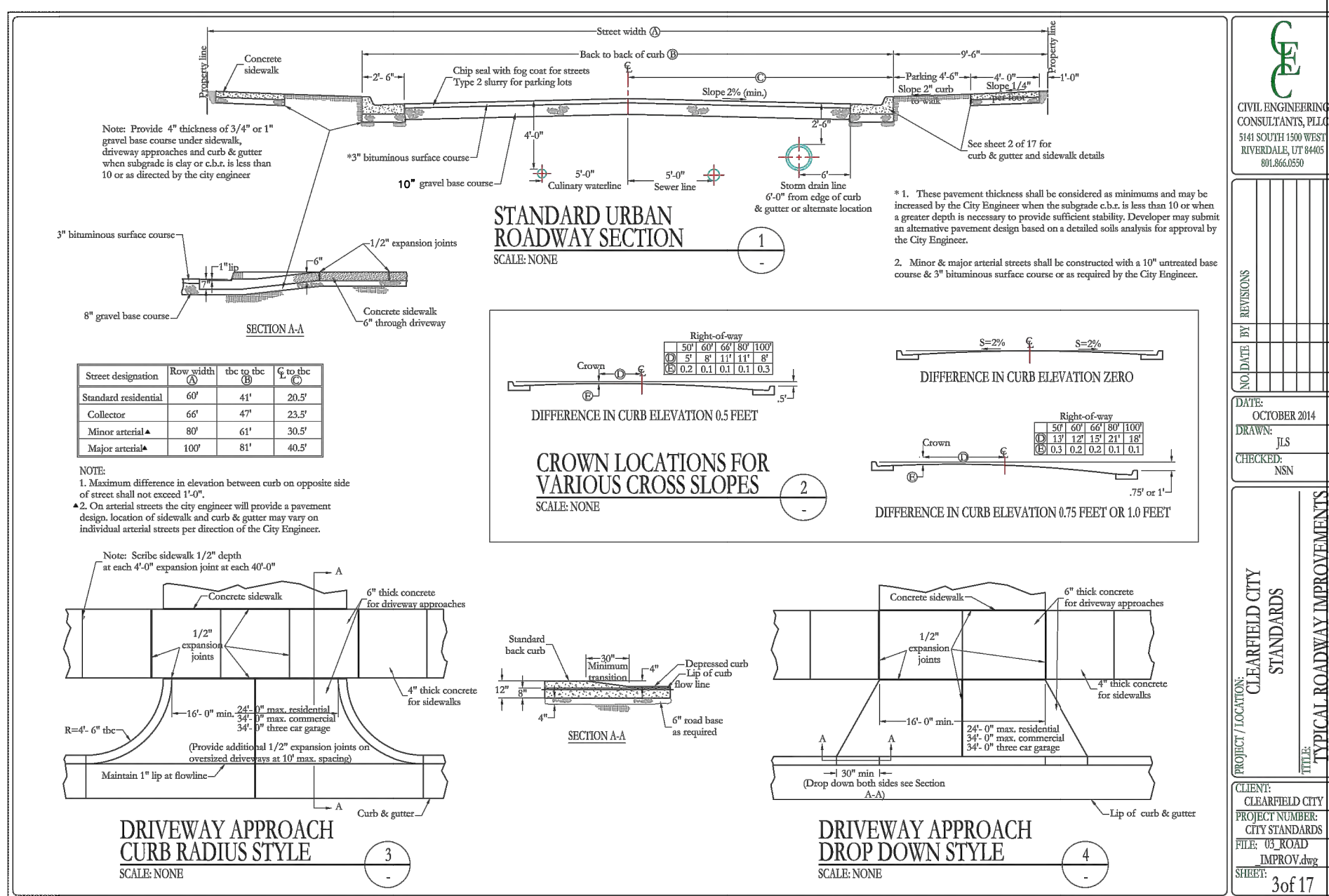
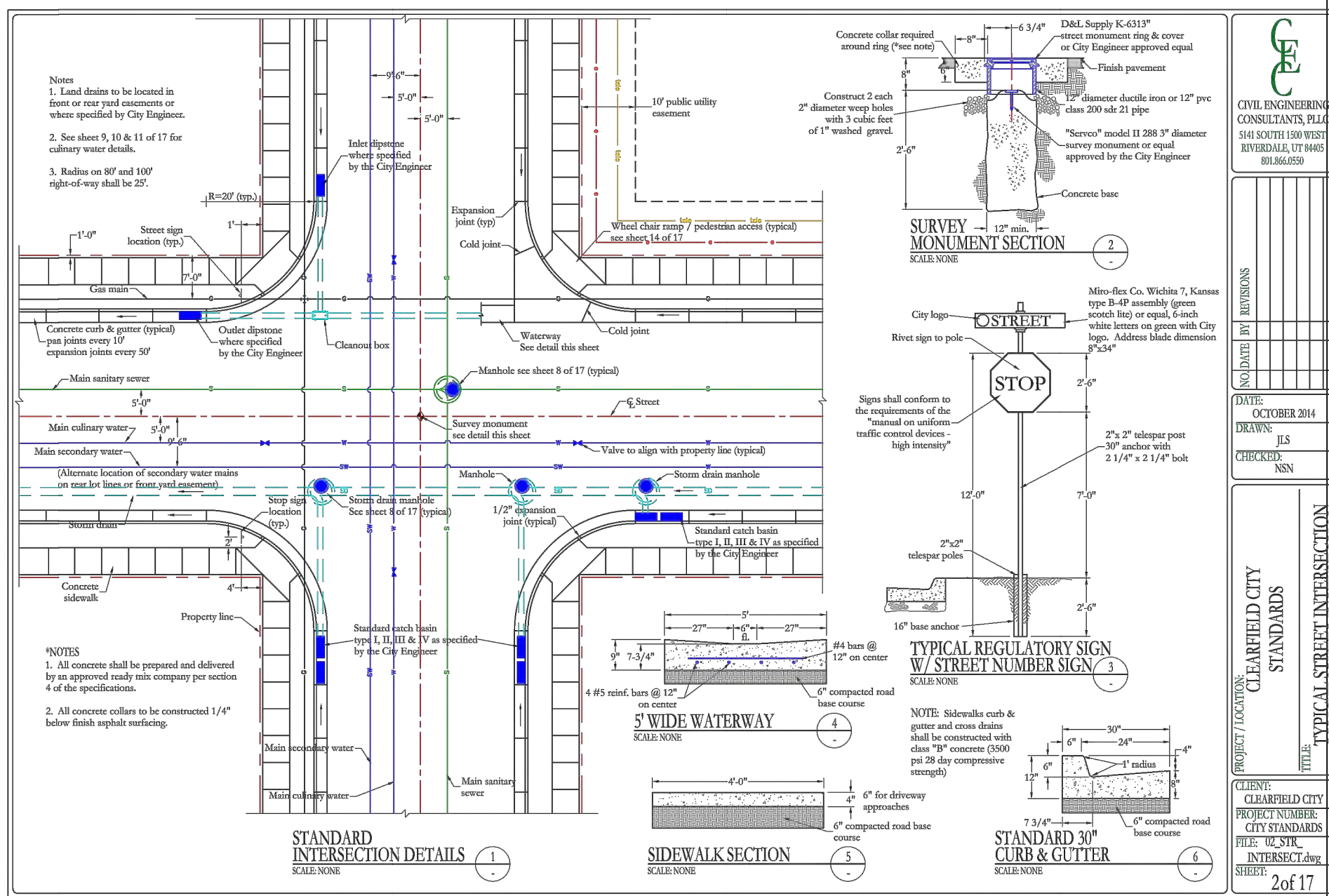


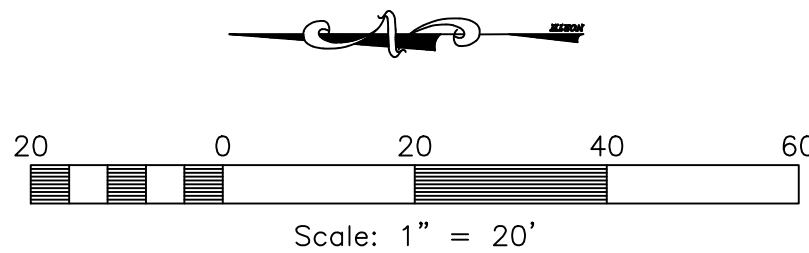
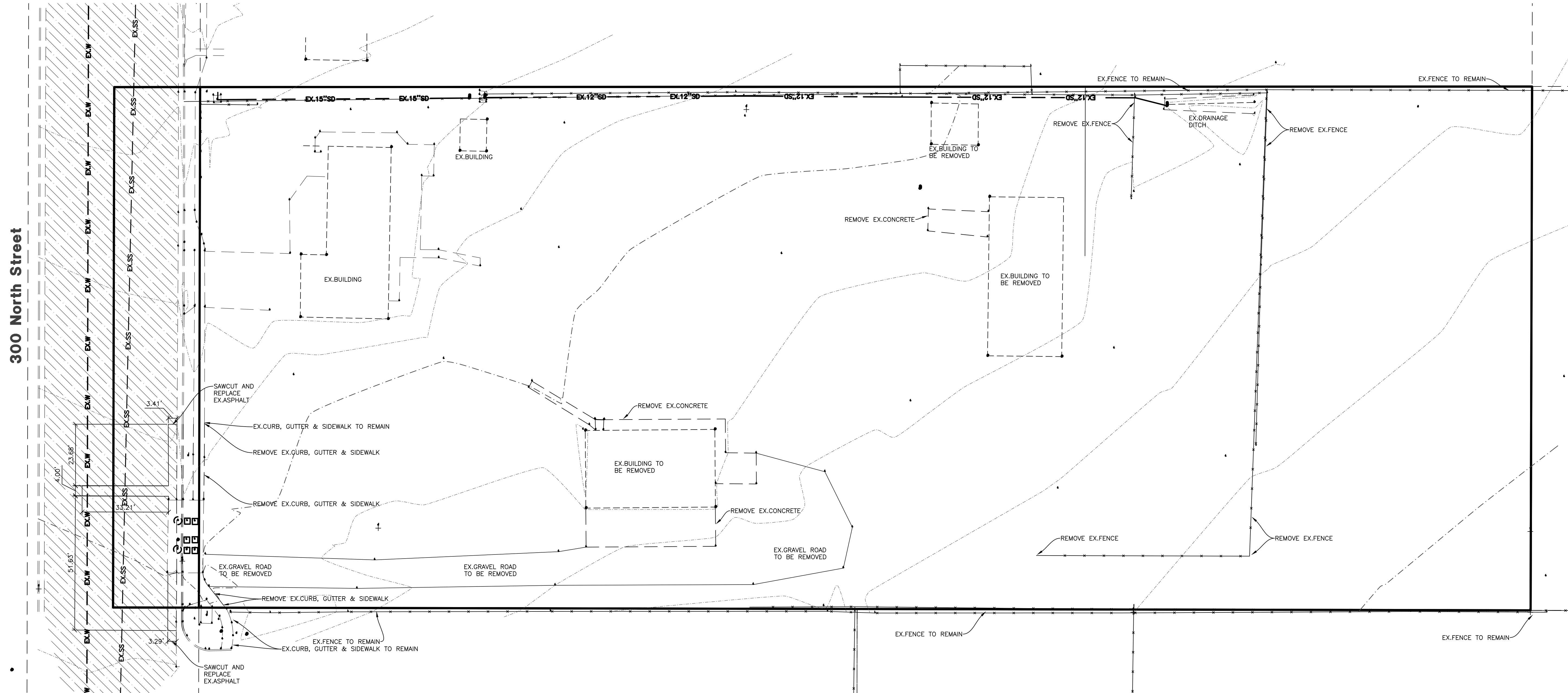
Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
NOVEMBER 2021
Name:
BALL FIELDS
SUBDIVISION
Number: 6133-14



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REVISIONS

DATE	DESCRIPTION

Ball Fields Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Demolition Plan

REGISTERED PROFESSIONAL ENGINEER

5338480

JEREMY A. DRAPER

11/02/2021

STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.

Drafter: C. KINGSLEY

Begin Date: NOVEMBER 2021

Name: BALL FIELDS SUBDIVISION

Number: 6133-14

6

10 Total Sheets



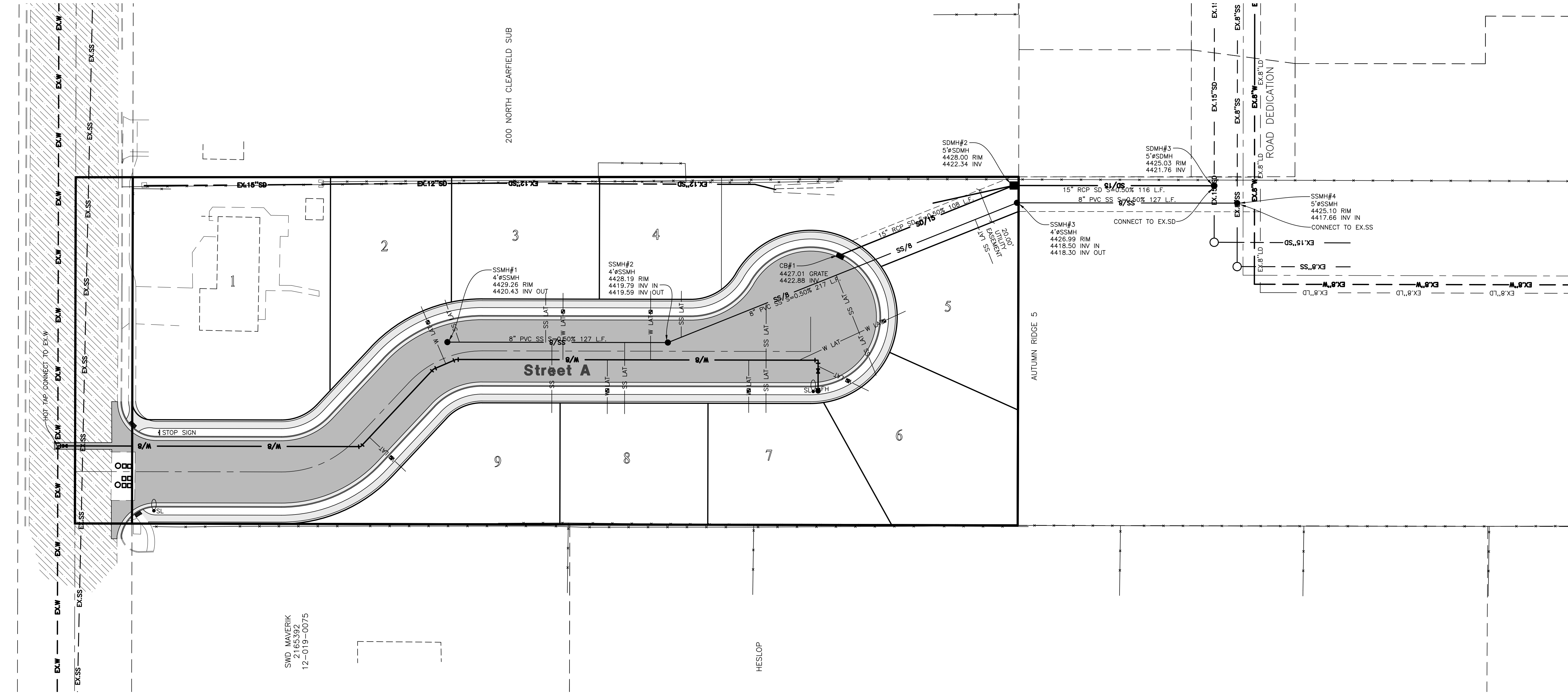
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Scale: 1" = 30'



The required 100-yr storage volume is	6,830	cubic feet
The required LID Retention volume is	1,601	cubic feet
Orifice size is	3.2	inches

300 North Street

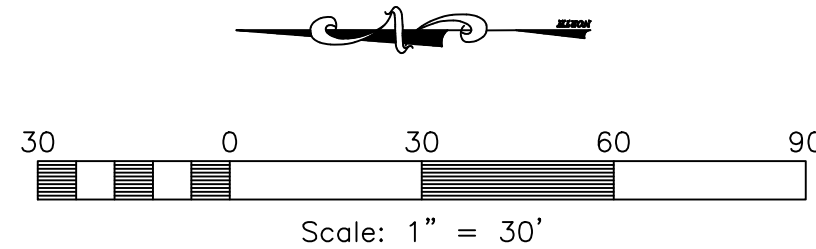


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HESLOP

AUTUMN RIDGE 5

ROAD DEDICATION



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DATE	

Ball Fields Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Utility Plan

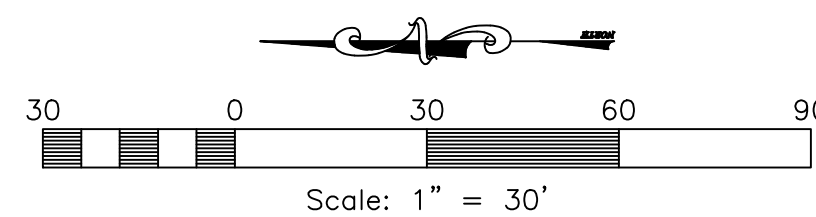


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: NOVEMBER 2021
Name: BALL FIELDS SUBDIVISION
Number: 6133-14

CLEARFIELD CITY, DAVIS COUNTY, UTAH
NOVEMBER 2021



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- PROJECT LOCATION.....CLEARFIELD CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....NOVEMBER 2021
- BMP'S DEPLOYMENT DATE.....NOVEMBER 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....MIKE BASTION (801) 451-6525
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
BY OWNER/DEVELOPER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

9	
10	Total Sheets

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

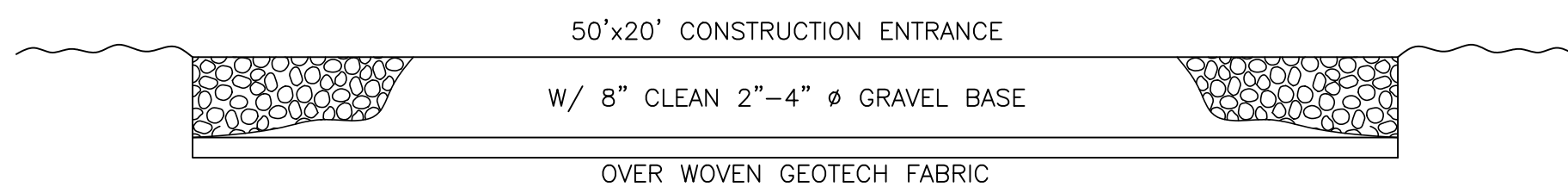
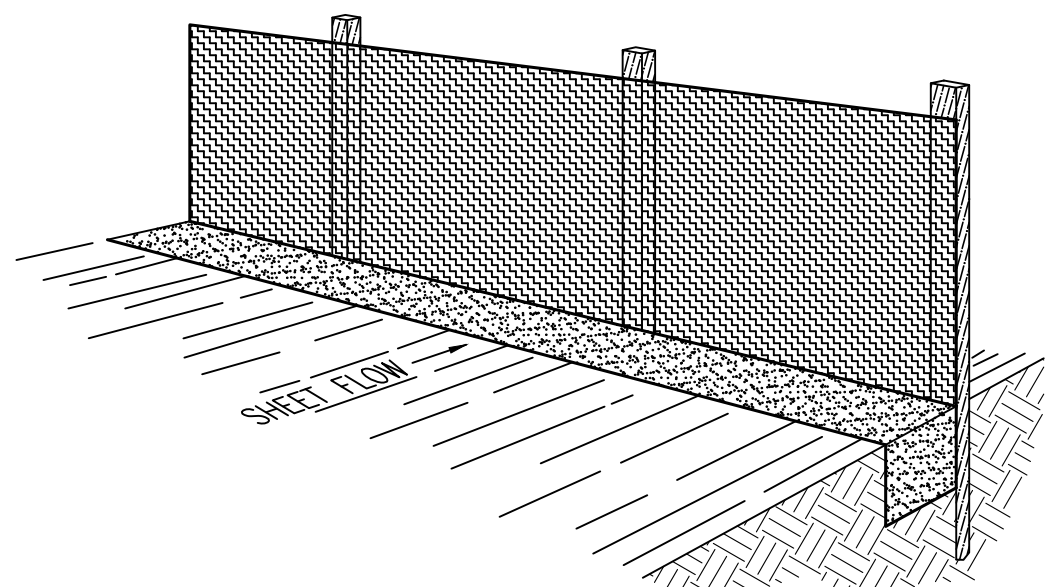
**Cross Section 50' x 20' Construction Entrance****Perspective View**

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

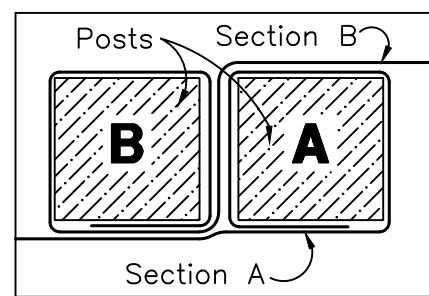


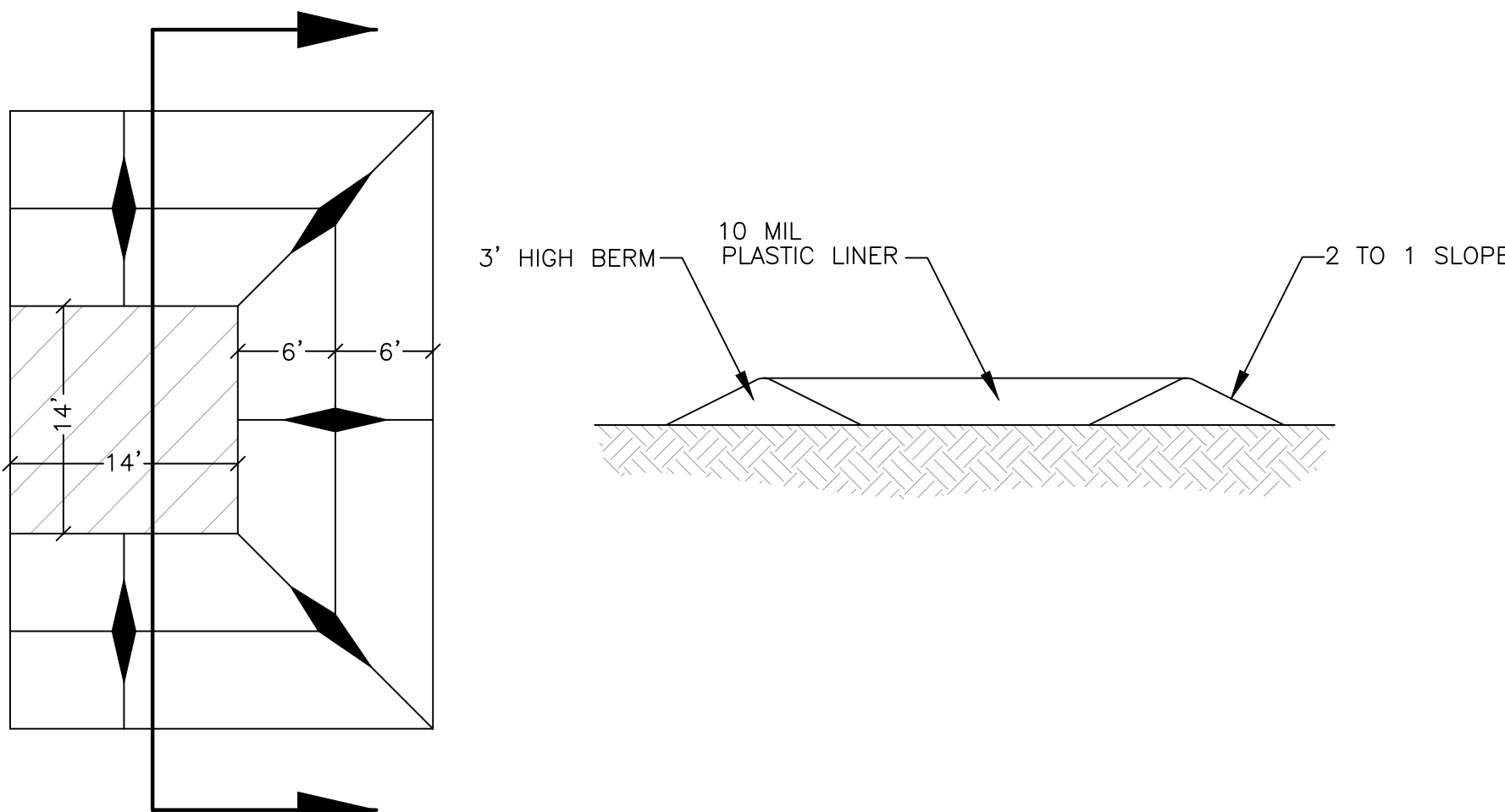
Figure 1:
Top View of
Roll-to-Roll Connection

FIELD ASSEMBLY:

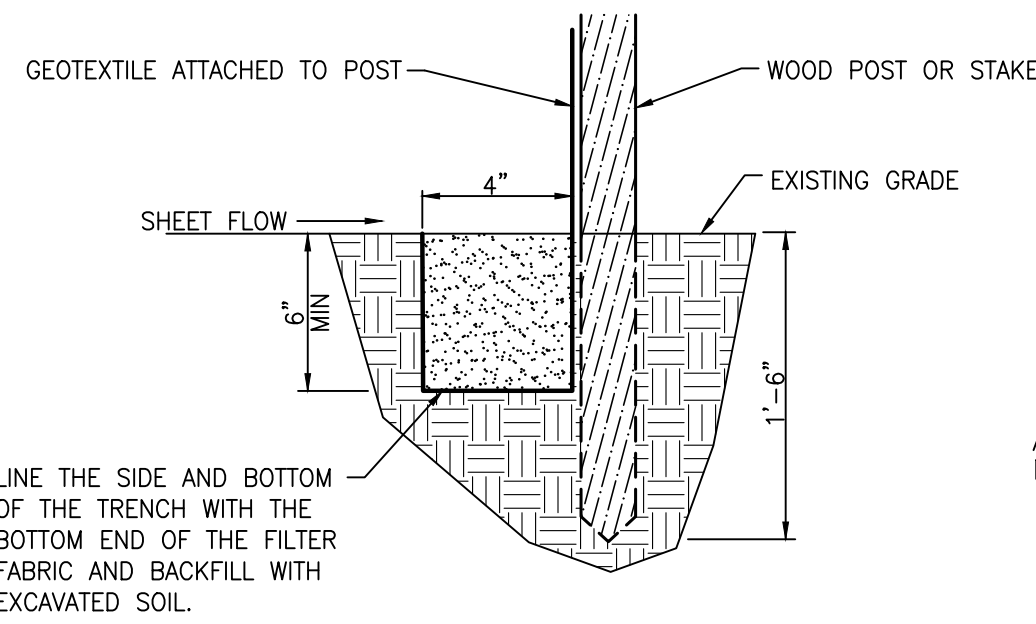
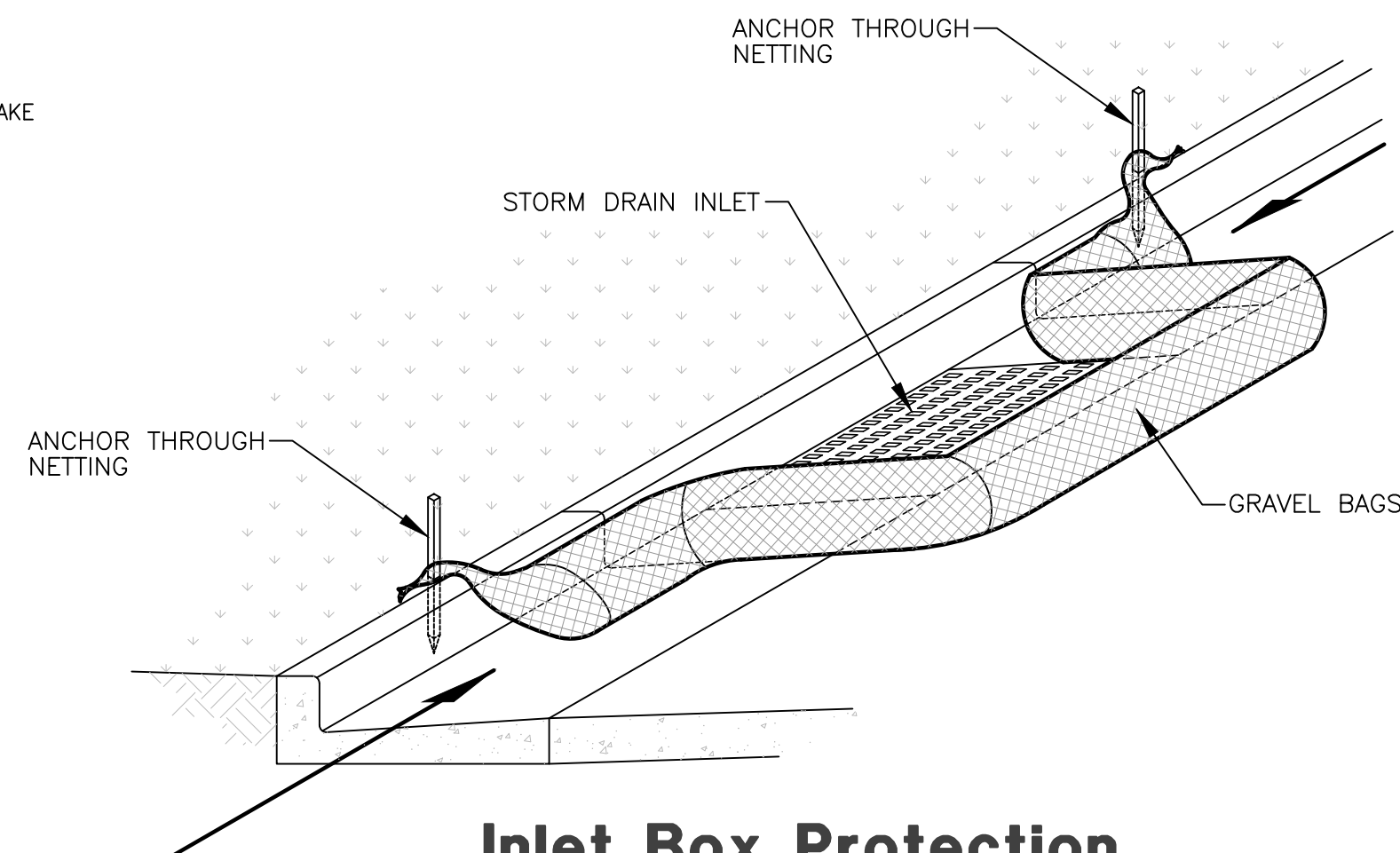
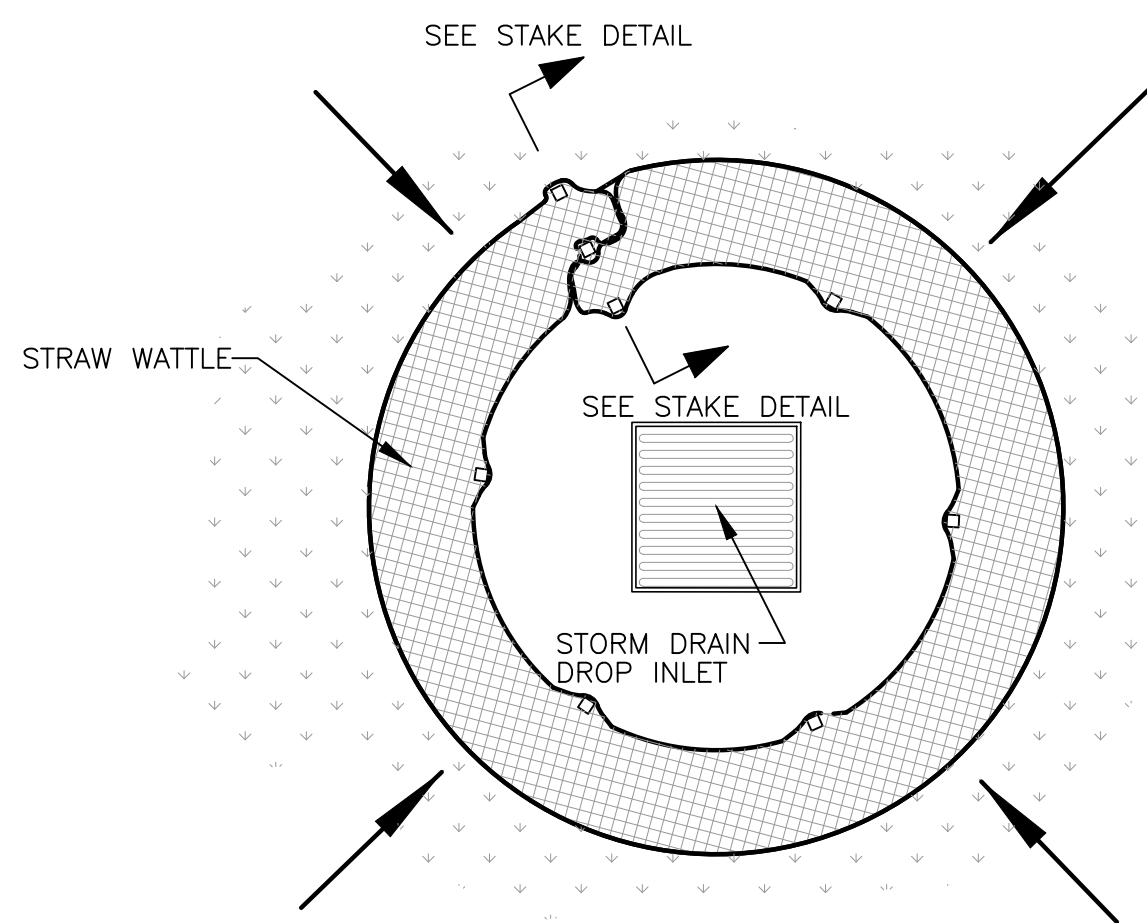
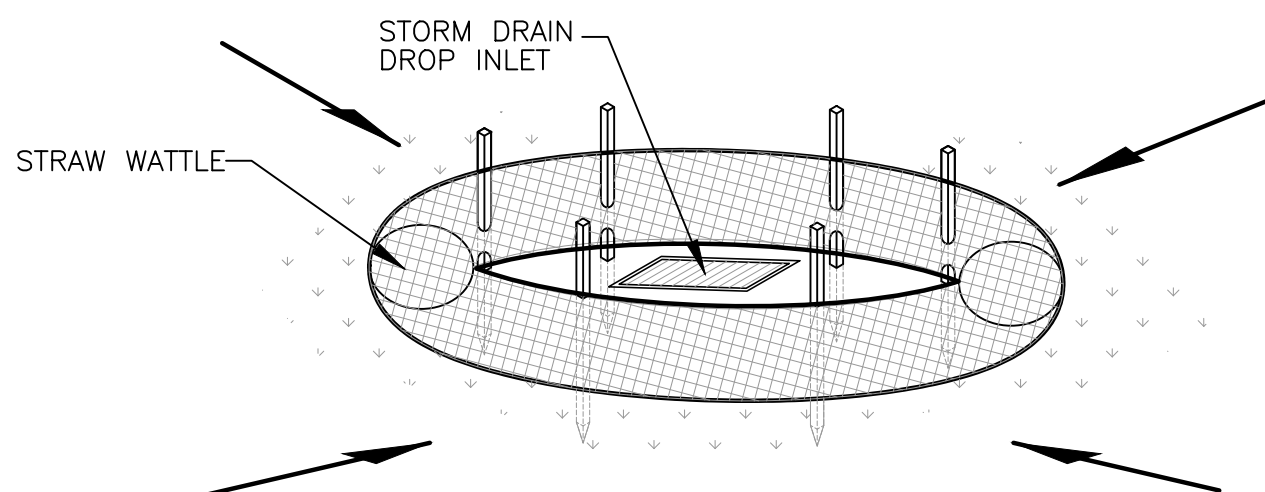
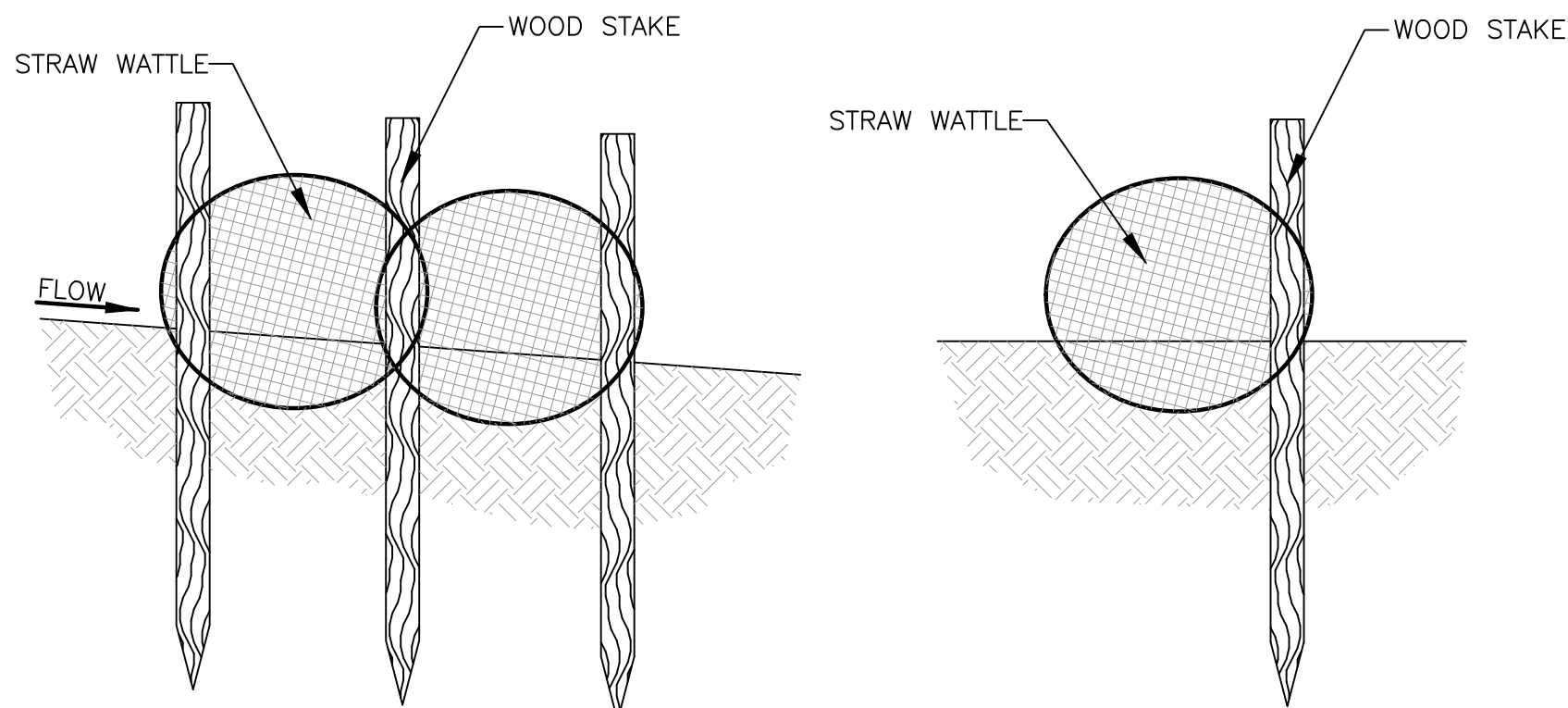
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

Silt Fence Detail

SCALE: NONE

**Concrete Washout Area
w/ 10 mil Plastic Liner**

SCALE: NONE

**Section****Inlet Box Protection****Plan View****Drop Inlet Protection****Stake Detail**

REVISIONS	DESCRIPTION
DATE	

Ball Fields Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UTAH

**Storm Water Pollution
Prevention Plan Details**



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
NOVEMBER 2021
Name:
BALL FIELDS
SUBDIVISION
Number: 6133-14



Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419

December 9th, 2021

Attn: Tyson Stoddard, Planner
Proj: Ball Fields Subdivision
Subj: Development Review #1

Tyson,

I have reviewed the submitted plans shared on Bluebeam for Ball Park Subdivision. The plans have a few comments that will need to be addressed prior to our recommendation of approval.

1. A 10' P.U.E. needs to be shown on the plat around the perimeter of the plans
2. The street name needs to be indicated on the plat with a street number
3. The street needs to be designated as a public road on the plat.
4. Lot addresses needs to be included on the plat
5. Cul-de-sac radius is only 40.5' to TBC on plans, our standards require 45.5' to TBC from center and 50.0' from center to property line. See standards drawings sheet 13 of 17 for details.
6. Show details (dimensions and slopes) for all ADA ramp access points.
7. The owner of the detention pond needs to be indicated on the plat
8. Maintenance plans (who is responsible for maintenance) of the detention pond area needs to be included on plat.
9. Language that the Detention Basin will always remain a part of the overall site
10. Call out utility crossings (sewer and water) and state standards to follow for these crossings
11. Extend sawcut and asphalt replace to curb and gutter on south side of the road (sheet 6)
12. Will utilities be disconnected from existing buildings? If so, indicate on sheets where and cite Clearfield City standards on disconnecting services.
13. Show meter locations on utility plans and indicate size of meter
14. Consider adding an additional streetlight on east side of the road, near lot 3
15. Consider replacing 1" service line w/ $\frac{3}{4}$ " lines to avoid high utility rate costs to future residents

If you have questions, please contact me anytime.

Thanks,



Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419

Dayton Newell
Clearfield City Public Works
Engineer Technician
Dayton.newell@clearfieldcity.org
(801) 525-4423 Office





Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner I
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, December 15th, 2021

SUBJECT: Discussion and Possible Action on **CUP 2021-110103**, a conditional use permit request by Erin Carnley to open a school to teach the trade of Electrolysis at the subject location. **Location:** 1266 South Legend Hills Drive #B4 (TIN: 09-340-0201). **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

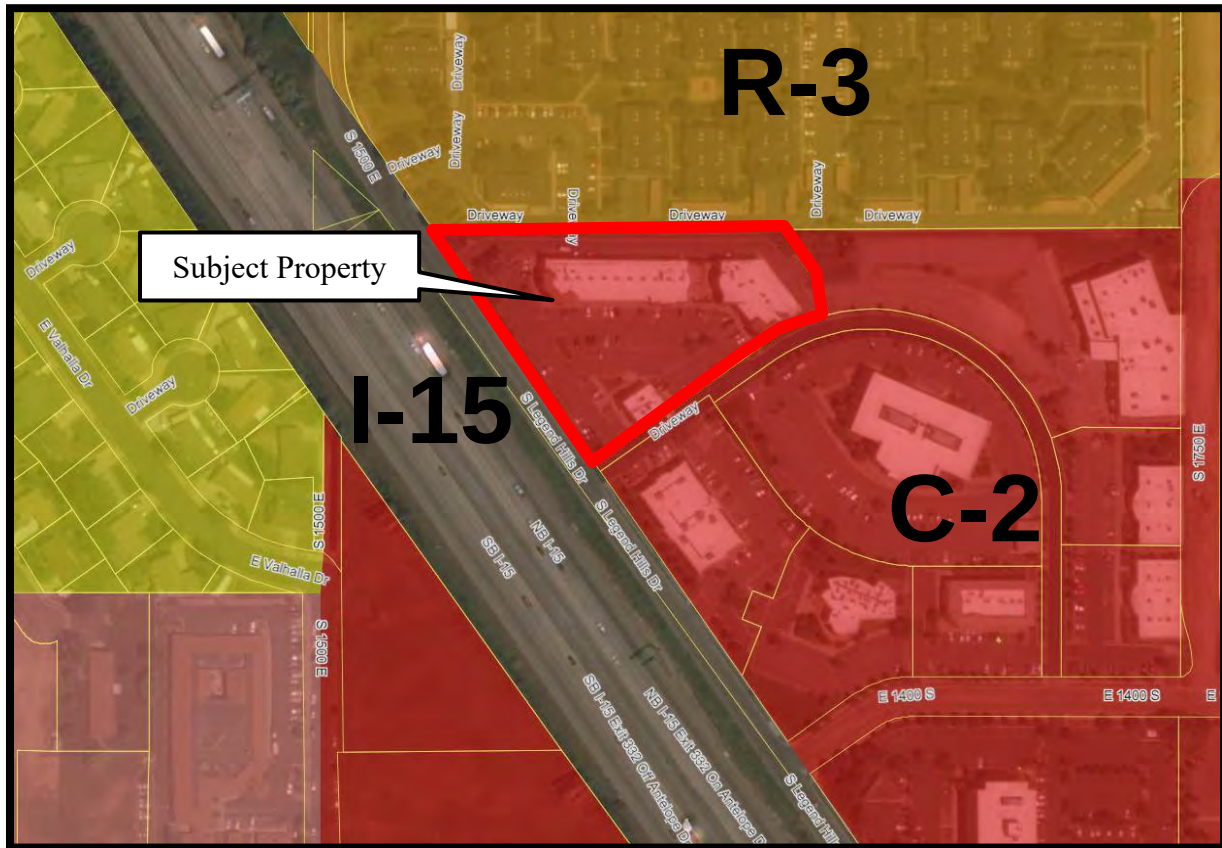
Staff recommends that the Planning Commission **approve as conditioned, CUP 2021-110103**, a conditional use permit request by Erin Carnley to open a school to teach the trade of electrolysis at the property addressed 1266 South Legend Hills Drive #B4 (TIN: 09-340-0201). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Utah School of Electrolysis
Site Location	1266 South Legend Hills Drive #B4
Parcel ID	09-340-0201
Applicant	Erin Carnley
Property Owner	Legend Hills Park II LLC
Proposed Actions	Conditional Use Permit
Current Zoning	C-2, Commercial
Parcel Area	Unit B4

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Residential	R-3 (Residential)	Residential
East	Commercial	C-2 (Commercial)	Commercial
South	Commercial	C-2 (Commercial)	Commercial
West	I-15	N/A	N/A

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Erin Carnley is seeking conditional use permit approval to open a school to teach the trade of electrolysis. Electrolysis is a method of long-term hair removal by targeting hair follicles under the skins surface. The school would occupy unit B4 of 1266 South Legend Hills Drive in the Legend Hills Development. The applicant isn't planning on altering the floor plan or making any significant tenant improvements to the space.

The zoning of the property is C-2 (Commercial), in which specialized schools are listed as a conditional use. Conditional uses are allowed upon compliance with the Clearfield City Code and by obtaining conditional use permit approval from the Planning Commission.

Site Access and Parking (Chapters 11-14 & 11-18)

Chapter 11-14 "Off Street Parking and Loading" outlines the development standards for site access and parking for properties located in the C-2 Zone. For uses not specifically listed, the Planning Commission shall determine which listed use most closely resembles the proposed use, and those parking standards shall be applied to the proposed use that is in question. Upon reviewing the listed uses, staff recommends applying the same parking standard used for schools, which is 1 space for every 300 square feet of floor area. With a floor area of 1,871 square feet, the parking requirement would be 7 spaces. The applicant states that they would likely have a maximum of 4 students and 2 employees on site at any given time, estimating a need for no more than 6 total parking spaces. The other tenants on the parcel consist of

restaurants, offices, and less intensive commercial businesses. Based on staff calculations, the parcel currently has a total of 129 parking stalls, which is sufficient for the existing uses and this proposed use.

Public Comment

Public notice was placed on the property on December 6th, 2021. No public comments have been received to date.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by the Planning Division, Building Division, and the North Davis Fire District on November 23rd, 2021. Comments were provided by the Fire District in a letter dated December 1st, stating that there were no concerns with the conditional use permit request.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	The proposed use will contribute to the general well-being of the community.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any</i>	The proposed conditions are based upon ordinance standards.

	<i>applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	
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CONDITIONS OF APPROVAL

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

- 1) The project shall comply with all building code standards and the applicant shall obtain any necessary building or tenant improvement permits prior to commencement of improvements.
- 2) The applicant shall obtain a Clearfield City business license prior to the commencement of business operations.
- 3) A sign permit shall be obtained for all new site signage and comply with ordinance standards.

ATTACHMENTS

1. Site Exhibit- Proposed Location
2. Floor Plan
3. North Davis Fire District Review Letter dated December 1, 2021

Utah School of Electrolysis

1266 S Legend Hills Drive Unit B4

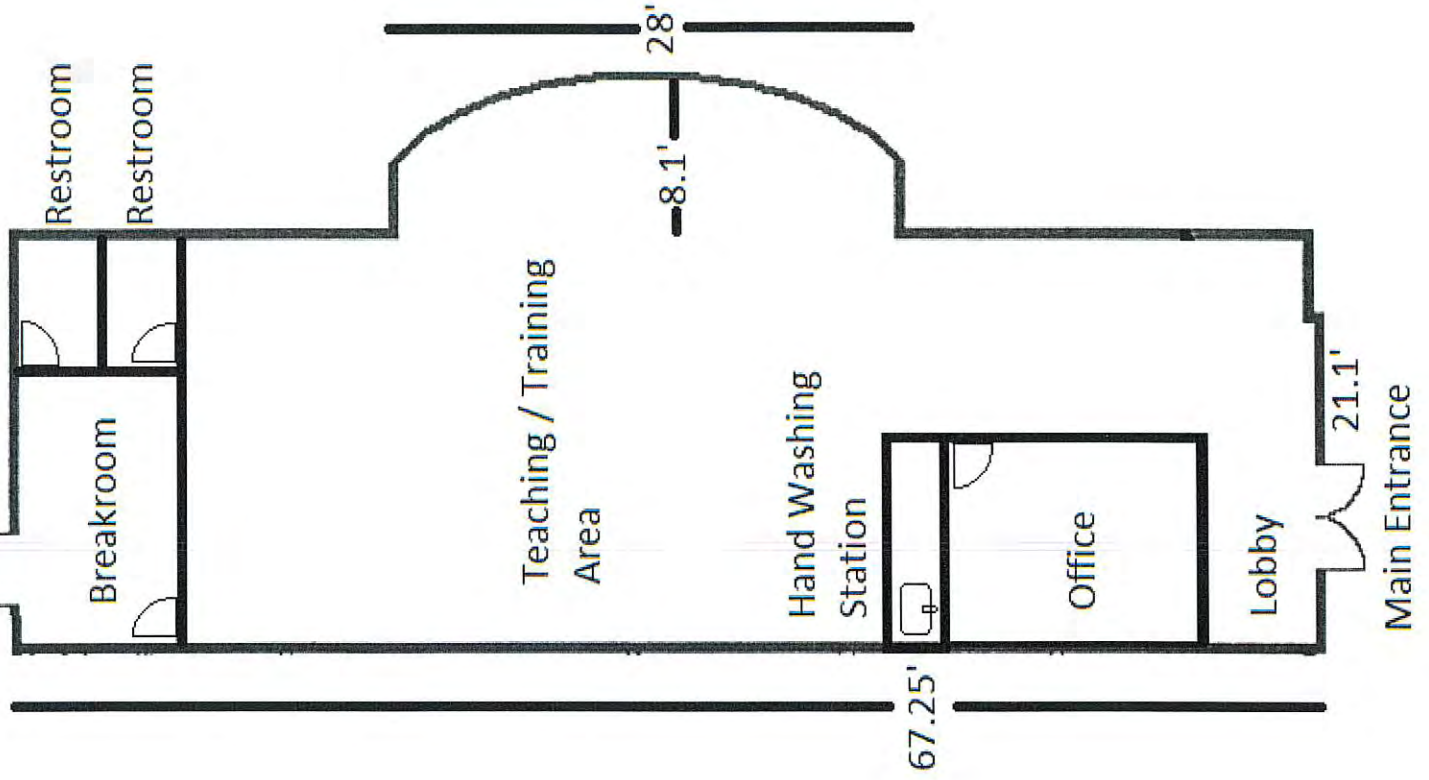
Legend

Proposed Location

Google Earth



Employee Entrance /
Emergency Exit





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: Tyson Stoddard / Clearfield City
Brad McIlrath / Clearfield City Planner
Erin Carnley / Owner

FROM: John Taylor / Fire Marshal

RE: Utah School of Electrolysis Conditional use permit

DATE: December 1, 2021

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

1. The North Davis Fire District has no concerns for the conditional use permit for this occupancy. If the tenant improvements for the space include the adding or moving of any current walls within the space, our office will need to review the architectural plans to ensure compliance with egress, emergency lighting, exit signs, fire alarms and fire sprinkler coverage.

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.

LANDSCAPE ORDINANCE UPDATE (DRAFT)

11-22: LANDSCAPING STANDARDS AND REQUIREMENTS

Chapter 22

LANDSCAPING STANDARDS AND REQUIREMENTS

11-22-1: PURPOSE AND INTENT:

The Landscaping Standards and Requirements ordinance is established to promote the health, safety, and general welfare of the public by enhancing the aesthetic quality of residential and commercial areas while promoting water efficient landscaping.

11-22-2: DEFINITIONS:

For the purposes of this chapter, the following terms shall be defined as set forth herein:

ACTIVE RECREATION AREA: An area that is dedicated to active play, including where turf may provide a playing surface.

BUBBLER: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

CHECK VALVE: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.

DRIP EMITTER: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

EVAPOTRANSPIRATION (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

GRADING PLAN: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

GROUND COVER: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

HARDSCAPE: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted organic mulch.

IRRIGATION SYSTEM AUDIT: an in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

LANDSCAPED AREA: Improved areas of the property that make up the landscape. The landscaped area does not include building or structure footprints, sidewalks, and other non-irrigated natural areas intentionally left undeveloped.

IRRIGATION EFFICIENCY: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

LANDSCAPE ARCHITECT: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

LANDSCAPE DESIGNER: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

LANDSCAPE EDUCATION PACKAGE: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.

LANDSCAPE PLAN DOCUMENTATION PACKAGE: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

LANDSCAPE ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

LOCALSCAPES®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

MULCH: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

OPEN SPACE: An area which is completely free and unobstructed from any building or structure. Landscaping, walkways, covered patios, light poles and other ornamental features shall not be considered obstructions for the purposes of this definition. Areas used for storm drainage shall not be eligible for inclusion in a required open space area. Utility corridors shall only be counted toward the open space requirement if improved as an accessible amenity to the project or the community as a whole.

PARK STRIP: A typically narrow landscaped area located between the back-of-curb and sidewalk.

PLANTING PLAN: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

POP-UP SPRAY HEAD: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

PRECIPITATION RATE: The depth of water applied to a given area, usually measured in inches per hour.

PRESSURE COMPENSATING: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

REHABILITATED LANDSCAPING: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

ROTOR SPRAY HEAD: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

RUNOFF: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

SMART AUTOMATIC IRRIGATION CONTROLLER: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle.

STREAM SPRINKLER: An irrigation head that projects water through a gear rotor in single or multiple streams.

TURF: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

WASTE OF WATER: Includes, but is not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

WATER-CONSERVING PLANT: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

11-22-3: APPLICABILITY:

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private commercial and industrial development projects, and landscaping in multi-family and single-family residential projects.

11-22-4: COMMERCIAL, MULTI-FAMILY, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT STANDARDS

A. Open Space:

1. Commercial, Multi-family, and Institutional Developments: A minimum of ten percent (10%) of the total lot or parcel area shall be provided as landscaped open space. All open space required shall be landscaped with a minimum of one tree for every five hundred (400) square feet of landscaped area and one shrub for every three hundred (200) square feet of landscaped area.
2. Industrial Developments: A minimum of five percent (5%) of the total lot or parcel area shall be provided as landscaped open space. All open space required shall be landscaped with a minimum of one tree for every one thousand (1,000) square feet of landscaped area and one shrub for every six hundred (600) square feet of landscaped area.
 - a. All yard areas between a street frontage and buildings, parking areas, or storage areas which are not used for vehicular or pedestrian access shall be landscaped with a minimum buffer landscaping depth of ten feet (10').
 - b. If adjacent to a residential zoning district, an additional building setback of ten feet (10') shall be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings. The additional ten feet (10') shall be landscaped with trees to provide buffering and shall not include parking, vehicular access, or storage areas for equipment or mechanical systems. Those uses may exist beyond the ten foot (10') buffer.

B. Landscape Design Standards:

1. Plant Selection:
 - a. Plants shall be well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
 - b. Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
 - c. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf, but with water-conserving plants that do not require uniform overhead spray irrigation.
 - d. All new shrubs to be installed at a minimum size of 1 gallon, with at least 50% of new shrubs to installed at a minimum size of 5 gallon.
 - e. All new ornamental grasses and perennials to be installed at a minimum size of 1 gallon.
 - f. Turf area shall not exceed 15% of the total landscaped area, outside of active recreation

areas.

- g. Planter beds shall be planted so that there is 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards the 50% ground plan coverage.

Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).

- 2. Mulch: After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the mulch.
 - 3. Tree Selection: Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
 - a. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
 - b. Low-growing trees shall be selected for spaces under utility wires;
 - c. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
 - d. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
 - e. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles;
 - f. All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the city arborist or designee;
 - g. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper. All new evergreen trees shall have a minimum size of six feet (6') in height;
- C. Documentation: A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:
- 1. Project Data Sheet. The project Data Sheet shall contain the following:
 - a. Project name and address;

- b. Applicant or applicant agent's name, address, phone number, and email address;
 - c. Landscape architect's name, address, phone number, and email address; and
 - d. Landscape contractor's name, address, phone number and email address, if available at this time.
2. Planting Plan: A detailed planting plan shall be drawn at a scale that clearly identifies the following:
- a. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
 - b. Property lines and street names;
 - c. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - d. Existing trees and plant materials to be removed or retained;
 - e. Scale: graphic and written;
 - f. Date of Design;
 - g. Designation of a landscape zone; and
 - h. Details and specifications for tree staking, soil preparation, and other planting work.
3. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
- a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 - b. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
 - d. Installation details for irrigation components.
4. Grading Plan. A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information.
- a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and
 - b. Existing and finished contour lines and spot elevations as necessary for the proposed site

improvements.

D. Plan Review, Construction Inspection, And Post-Construction Monitoring:

1. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.
2. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
3. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.
4. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.

Note: The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

11-22-5: SINGLE-FAMILY RESIDENTIAL

A. Landscape Design Standards:

1. Plant Selection:

- a. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
- b. Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
- c. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf, but with water-conserving plants that do not require uniform overhead spray irrigation.
- d. Turf area shall not exceed 35% of the total landscaped area or 250 square feet, whichever is greater of the two.

Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).

2. Mulch: After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
3. Exemption: For single-family residential landscapes that are rehabilitated or installed by homeowner residents, it is highly recommended, but not required, that a water efficient

landscape is installed in the front and back yard areas using the single-family residential landscape design standards.

Note: The requirement that park strips less than eight (8) feet wide shall not be landscaped with turf, but with water-conserving plants that do not require uniform overhead spray irrigation still shall apply.

B. Homebuilders And Developers

1. Homebuilders and developers subdividing lots and/or constructing new single-family residential homes and model homes shall provide water efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder or developer. The water-efficient landscaping option shall meet the landscaping and irrigation design standards of this chapter.
2. Model Homes: An informational brochure on water-efficient landscaping. Brochures can be obtained from the City Planning Division.

11-22-6: IRRIGATION DESIGN STANDARDS

- A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
- B. Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- C. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.
- D. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
- E. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- F. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- G. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
- H. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

- I. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.
- J. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

11-22-7: RESTRICTIVE COVENANTS REQUIRING TURF OR PLANT MATERIAL REQUIRING UNIFORM OVERHEAD SPRAY IRRIGATION

- A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
 - 1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or
 - 2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
 - 3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

11-22-8: COMPLETION OF IMPROVEMENTS

- A. Completion: All landscaping improvements required by this title shall be installed in accordance with the approved site plan, landscape and planting plan, and irrigation plan as follows:
 - 1. Nonresidential Landscaping: Landscaping for commercial, industrial, and institutional shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated, or in cases of inclement weather, within six (6) months of the date of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or facility of an individual phase or plat of the development.
 - 2. Multi-family Residential: Landscaping for two-family and multiple-family dwellings in all zones shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which they are associated, or in cases of inclement weather, within six (6) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the first dwelling unit. (Ord. 2009-40, 11-24-2009)
 - 3. Single-family Residential: The front and side yards of all single-family dwellings in all zones shall be landscaped within twelve (12) months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within eighteen (18) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.
- B. Bond/Escrow required for nonresidential, two-family, and multiple-family developments: In cases of inclement weather and in order to ensure that all required landscaping is installed in an

acceptable manner, the developer shall post a separate cash bond with the city or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.

1. The bond or escrow account shall be posted or established in accordance with all other city regulations
 2. The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.
 3. The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in subsection B of this section.
 4. In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.
 5. This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings. (Ord. 2015-19, 12-8-2015)
- C. Guarantee: Twenty five percent (25%) of the amount of the bond required in subsection C of this section shall be retained by the city for one year after the landscaping is installed to guarantee the survival of all landscaping improvements. (Ord. 2009-40, 11-24-2009)

11-22-9: TREE REGULATIONS

- A. Purpose: The city prides itself on its many areas of landscape, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, but they stabilize surface drainage and soil erosion. A well designed landscape planting can reduce air and sound pollution and regulate solar radiation and wind control.
- B. City Arborist:
1. Created: The community services director or his/her designee shall appoint a city arborist.
 2. Duties And Responsibilities: The city arborist shall have full power over all trees and shrubs located within the city's rights of way, parks and public places; over trees and shrubs located on private, commercial or residential property which constitute a hazard or threat as described in the standards and specification manual.
- C. Planting Trees, Landscaping In City Right Of Way: Tree planting on public ways shall be coordinated with required open landscaping areas so as to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation.
- D. Public Tree Care: The city shall have the right, as determined by its sole discretion, to plant, prune, maintain and remove trees, plants and shrubs within rights of way, streets and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

E. Illegal To Cut, Injure, Or Top Trees:

1. It shall be unlawful for any person to remove trees situated on city property, including streets and roadways of the city, without obtaining permission from the city arborist for that purpose.
2. It shall be unlawful as a normal practice for any person, firm or city department to top any tree on city property. Topping is the severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other cause, or other obstructions where other pruning practices are impractical, may be exempted from this subsection at the determination of the city arborist.

F. Pruning, Corner Clearance: Every owner of any tree or shrub overhanging any street, sidewalk or right of way within the city shall prune the branches so that such branches shall not severely obstruct the light from any streetlamp, obstruct the view of any street intersection or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased or dangerous trees and shrubs, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with visibility of any traffic control device, sign or sight triangle at intersections or constitutes a hazard on a sidewalk. Any costs incurred by the city will be collected from the adjacent property owner.

G. Appeal: Any person may appeal a decision of the city arborist to the community service director, who may hear the matter and make a final decision within sixty (60) days. (Ord. 2009-40, 11-24-2009)

11-22-10: SUPPLEMENTARY STANDARDS

A. Fee In Lieu Of Open Space: A fee in lieu of landscaped open space may be permitted by the planning commission for required open space that is less than five thousand (5,000) square feet in size, provided that the development can be adequately served by existing parks and recreation facilities. The amount of the fee shall be set forth in the city's fee schedule. Any fee in lieu paid to the city shall be set forth in a development agreement. Open space fees in lieu shall be held by the city in a reserved account to be used solely for improvements to parks and recreation facilities. Where possible, the fees collected by the city shall be used to improve the park or open space nearest the location where those fees were paid.

B. Modification: The percentage of required landscaped open space may be modified through a development agreement, subject to planning commission recommendation and city council approval. No modification shall be granted, however, unless the following standards are met:

1. The granting of the modification will not adversely affect the rights of adjacent landowners or residents;
2. The modification desired will not adversely affect the public health, safety or general welfare; and
3. The granting of the modification will not be opposed to the general spirit and intent of this title or the general plan. (Ord. 2010-13, 7-27-2010)

C. Preservation, Maintenance, And Ownership:

1. The planning commission and city council shall require the preservation, maintenance and

ownership of all required open space through one or a combination of the following:

- a. Dedication of the land as a public park or parkway system;
 - b. Dedication of the land as permanent open space on the recorded plat;
 - c. Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association; or
 - d. Through compliance with the provisions of the condominium ownership act as outlined in title 57 of the Utah code, which provides for the payment of common expenses for the upkeep of common areas and facilities.
2. In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity. (Ord. 2009-40, 11-24-2009)

11-22-11: PROHIBITED WATERING PRACTICES

Regardless of the age of a development (commercial, industrial, manufacturing, office, or residential), water shall be properly used. Waste of water is prohibited.

11-22-12: ENFORCEMENT, PENALTY FOR VIOLATIONS

The Public Utilities Director and other employees of the Public Utilities Department are authorized to enforce all provisions of this Ordinance.



CLEARFIELD CITY PLANNING COMMISSION 2022 APPLICATION DEADLINES & MEETING DATES

DEADLINE DATE	MEETING DATE
December 8, 2021	January 5, 2022
December 22, 2021	January 19, 2022
January 5, 2022	February 2, 2022
January 19, 2022	February 16, 2022
February 2, 2022	March 2, 2022
February 16, 2022	March 16, 2022
March 9, 2022	April 6, 2022
March 23, 2022	April 20, 2022
April 6, 2022	May 4, 2022
April 20, 2022	May 18, 2022
May 4, 2022	June 1, 2022
May 18, 2022	June 15, 2022
June 8, 2022	July 6, 2022
June 22, 2022	July 20, 2022
July 6, 2022	August 3, 2022
July 27, 2022	August 17, 2022
August 10, 2022	September 7, 2022
August 24, 2022	September 21, 2022
September 7, 2022	October 5, 2022
September 21, 2022	October 19, 2022
October 5, 2022	November 2, 2022
October 19, 2022	November 16, 2022
November 9, 2022	December 7, 2022
November 23, 2022	December 21, 2022

This list is organized by the application deadline on the left and the corresponding meeting date to the right. Incomplete applications **WILL NOT** be accepted and scheduled for the next meeting. Complete applications must meet **ALL** of the requirements on the applications checklist unless otherwise noted by City Staff.

All applications for new development shall be reviewed in a Development Review Meeting prior to any application being submitted and scheduled for a Planning Commission meeting. Please contact the Planning Division at 801-525-2780 or email to planning@clearfieldcity.org to schedule a time during the next Development Review Meeting.