



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

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, March 15, 2023**, 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

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **FSP 2023-0202**, an amended subdivision plat request by Allie Platt with Lotus Company to subdivide Lot 1 of the Lotus Marq Subdivision into two lots and to dedicate the remaining portion of Carter Lane at the subject location. **Location:** 240 East 350 South (TIN: 15-072-0001). **Project Area:** 4.069 Acres. **Zone:** U-R (Urban Mixed Residential). **Staff:** Brad McIlrath, Senior Planner (**Administrative Action**).
2. Discussion and Possible Action on **CUP 2023-0204**, a conditional use permit request by Tyler Moffett to operate an indoor golf facility at the subject location. **Location:** 570 East 1700 South, Suite 103 (TIN: 12-074-0032). **Parcel Area:** 2.62 acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).

DISCUSSION ITEMS

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

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

Dated this 8th day of March 2023.

/s/Brad McIlrath, Senior Planner

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

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

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



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner

MEETING DATE: March 15, 2023

SUBJECT: Discussion and Possible Action on **FSP 2023-0202**, an amended subdivision plat request by Allie Platt with Lotus Company to subdivide Lot 1 of the Lotus Marq Subdivision into two lots and to dedicate the remaining portion of Carter Lane at the subject location. **Location:** 240 East 350 South (TIN: 15-072-0001). **Project Area:** 4.069 Acres. **Zone:** U-R (Urban Mixed Residential). **(Administrative Action).**

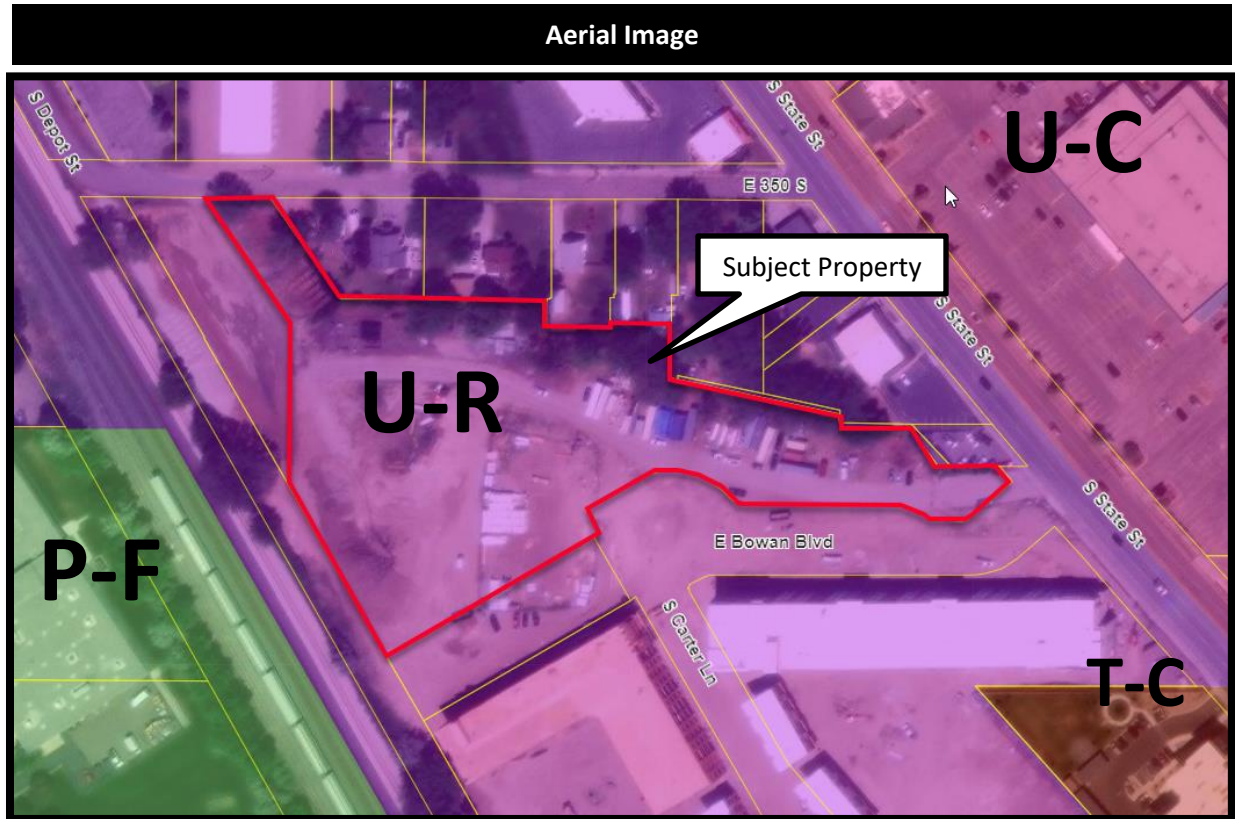
RECOMMENDATION

Staff recommend that the Planning Commission forward a recommendation of **approval** to the City Council for **FSP 2023-0202 as conditioned**, an amended subdivision plat request by Allie Platt with Lotus Company to subdivide Lot 1 of the Lotus Marq Subdivision into two lots and dedicate the remaining portion of Carter Lane for the subject property located at 240 East 350 South (TIN: 15-072-0001). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Lotus Marq Subdivision 1 st Amendment
Site Location	240 East 350 South
Tax ID Numbers	15-072-0001
Applicant	Allie Platt, Lotus Company
Owner	Clearfield City
Proposed Actions	Amended Plat Approval
Zoning	U-R (Urban Mixed Residential)
General Plan Land Use Classification	Mixed Use
Gross Site	4.069 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	U-R (Urban Mixed Residential)	Mixed Use
East	Commercial	U-C (Urban Core Commerce)	Mixed Use
South	Lotus Anthem Phase 1	U-R (Urban Mixed Residential)	Mixed Use
West	PARC	P-F (Public Facilities)	Business Park



BACKGROUND & SUBDIVISION PLAT REVIEW

The Lotus Marq Subdivision was recorded in May 2021 to provide roadway dedication for Carter Lane and Bowen Boulevard as well as development lots for Phase 1 of the Lotus Anthem development. Two parcels were also created to accommodate a city park and storm water detention. At the time of recording it was recognized that this Lot 1 of the subdivision would likely need to be amended when the time came to construct Phase 2 of the Lotus Anthem development. With this amended plat, Lot 1 will be subdivided into two new lots, Lots 4 and 5 and will provide the necessary roadway dedication for Carter Lane to connect to 350 South at the northwest corner of the development area. The amended plat provides the necessary public utility easements (PUEs) needed to accommodate existing and future infrastructure.

Lot Area, Frontage, and Setback Regulations

The proposed lots comply with the minimum regulations of the U-R Zone and the regulations of the Downtown Clearfield Form-Based Code.

CITY DEPARTMENT / AGENCY REVIEW

The plat was shared for review by City Planning, Engineering, and Public Works Staff on February 17th, 2023. As of the date of this report, Engineering Staff has provided a review letter to the applicant.

CONDITIONS OF APPROVAL

- 1) Future development of these lots shall comply with all applicable City regulations and shall be tied to the approval and recording of this subdivision plat.

ATTACHMENTS

1. Recorded Lotus Marq Subdivision
2. Lotus Marq Subdivision 1st Amendment

SHEET 1 OF 1

LOTUS MARQ SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
APRIL, 2021

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BROWN (SECTION AS 109°48'25"W, THE NAD83 BEARING FOR THIS LINE IS 109°27'36"W).

NOTES

DETENTION BASINS MUST REMAIN AS DETENTION BASINS AND MUST BE MAINTAINED BY THE LOT OWNERS OF LOTS 1, 2, AND 3, UNLESS APPROVED OTHERWISE BY THE CITY COUNCIL OF CLEARFIELD CITY.

CULINARY WATER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY: ALL FACILITIES (E.G., PIPES, SERVICE LATERALS, VALVES, BONDS, THROTTLE BLOCKS, THE HYDRANTS, MISCELLANEOUS FITTINGS) ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

SANITARY SEWER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY: ALL FACILITIES (E.G., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SINKER GROUPS) ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

STORM WATER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY: ALL FACILITIES (E.G., PIPES, MANHOLES, INLET CATCH BASINS, OFFICE AND OFFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS) ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

ROADWAYS AND SIDEWALKS: ALL HARD-SURFACE FACILITIES, OTHER THAN DEDICATED PUBLIC STREETS, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

NARRATIVE

THE BOUNDARY ON THE SOUTH, WEST, AND EAST WAS ESTABLISHED BY DEED USING THE MONUMENTS SHOWN HEREON. BOUNDARY LINE AGREEMENTS HAVE BEEN RECORDED ALONG THE EAST LINE, ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" IRON AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF NEWCASTLE GREENE TOWNSHOMES PUD PHASE 1, SAID POINT BEING 109°48'25"W 987.98 FEET, AND 109°11'25"E 914.29 FEET FROM THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE WEST ALONG THE NORTHERLY LINE OF NEWCASTLE GREENE TOWNSHOMES PUD PHASE 1 AND 2 610.07 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE 109°58'15"W ALONG SAID EASTERLY LINE, 1107.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 350 SOUTH STREET; THENCE 88°47'04"E 170.39 FEET; THENCE 50°14'59"E 227.27 FEET; THENCE 88°33'22"E 74.13 FEET; THENCE 102°21'59"E 3.47 FEET; THENCE 109°30'44"E 70.75 FEET; THENCE 50°14'59"E 83.16 FEET; THENCE 57°45'23"E 198.06 FEET; THENCE 50°26'19"E 14.37 FEET; THENCE 88°33'44"E 79.68 FEET; THENCE 53°21'50"E ALONG A RETAINING WALL, 56.89 FEET; THENCE 58°53'04"E ALONG A RETAINING WALL, 91.18 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) CURVES: (1) 11.18 FEET ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5774.70 FEET, AN ARC LENGTH OF 128.06 FEET, A DELTA ANGLE OF 0°11'14"; (2) 541°40'04"E 209.85 FEET; AND A CHORD LENGTH OF 128.06 FEET; AND (2) 541°40'04"E 209.85 FEET; THENCE 109°47'12"W 271.87 FEET; THENCE 109°48'25"W 289.85 FEET; THENCE 50°21'29"W 195.83 FEET TO THE POINT OF BEGINNING, CONTAINING 631,078 SQUARE FEET OR 14.488 ACRES MORE OR LESS.

CURVE TABLE

#	BEARING	CHORD	CHORD BEARING	DELTA
C1	S77°47'10"	128.06	S41°01'50"E	118°14'
C2	S02°00'00"	24.38	S77°14'45"E	34°00'
C3	S77°58'10"	94.89	S82°30'00"	78°00'00"
C4	S16°53'18"	16.13	S89°30'00"	45°00'00"
C5	S02°00'00"	53.61	S27°58'03"E	34°00'04"
C6	S14°50'10"	8.44	S81°00'00"	34°00'00"
C7	S14°50'10"	10.34	S89°30'00"	45°00'00"
C8	S02°00'00"	17.09	S89°30'00"	45°00'00"
C9	S77°58'10"	47.83	S41°01'50"E	02°28'00"
C10	S02°00'00"	17.09	S89°30'00"	45°00'00"
C11	S02°00'00"	17.09	S89°30'00"	45°00'00"
C12	S02°00'00"	17.09	S89°30'00"	45°00'00"
C13	S02°00'00"	17.09	S89°30'00"	45°00'00"
C14	S02°00'00"	17.09	S89°30'00"	45°00'00"
C15	S02°00'00"	17.09	S89°30'00"	45°00'00"
C16	S02°00'00"	17.09	S89°30'00"	45°00'00"
C17	S02°00'00"	17.09	S89°30'00"	45°00'00"
C18	S02°00'00"	17.09	S89°30'00"	45°00'00"
C19	S77°47'10"	44.81	S41°01'50"E	02°28'00"
C20	S77°47'10"	83.26	S41°01'50"E	04°29'24"

LINE TABLE

#	BEARING	DISTANCE
L1	S11°44'27"E	10.82
L2	S11°44'27"E	172.13
L3	N89°27'36"W	170.39
L4	N89°30'44"E	170.75
L5	S02°00'00"	17.09
L6	S02°00'00"	17.09
L7	S02°00'00"	17.09
L8	S02°00'00"	17.09
L9	S02°00'00"	17.09
L10	S02°00'00"	17.09
L11	S02°00'00"	17.09
L12	S02°00'00"	17.09
L13	S02°00'00"	17.09
L14	S02°00'00"	17.09
L15	S02°00'00"	17.09
L16	S02°00'00"	17.09
L17	S02°00'00"	17.09
L18	S02°00'00"	17.09
L19	S02°00'00"	17.09
L20	N89°30'00"	174.54
L21	N89°30'00"	174.54

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS 20 DAY OF April, 2021
BY THE CLEARFIELD CITY PLANNING COMMISSION.

[Signature]
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL
THIS 17th DAY OF April, 2021
AT WHICH TIME THE SUBDIVISION WAS APPROVED
AND ACCEPTED.

[Signature]
CLEARFIELD CITY MAYOR

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY ATTORNEY
THIS 17th DAY OF April, 2021.

[Signature]
CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY ENGINEER

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

[Signature] 4-21-21
CLEARFIELD CITY ENGINEER DATE

PROJECT INFORMATION

Surveyor: T. HATCH
Designated: N. ANDERSON
Begin Date: 04-18-2020
Project Name: LOTUS MARQ SUBDIVISION
Number: 1523-01
Scale: 1"=50'
Revision: 1-30
Checked:

DAVIS COUNTY RECORDER
ENTRY NO. 3392362.2 FEE PAID \$54.00
FILED FOR RECORD
AND RECORDED, 5-19-2021, AT 10:44 AM IN BOOK 2763 OF THE OFFICIAL RECORDS, PAGE 614
RECORDED FOR:
[Signature]
DAVIS COUNTY RECORDER
DEPUTY.

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 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 20 DAY OF April, 2021
TREVOR J. HATCH
UTAH LICENSE NUMBER 9031945



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 STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT LOTUS MARQ SUBDIVISION, AND DO HEREBY DEDICATE A PUBLIC UTILITY EASEMENT UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE TO CLEARFIELD CITY ALL AREAS SHOWN HEREON AS PUBLIC STREETS FOR PUBLIC USE AND THOROUGHFARE, TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL A TO CLEARFIELD CITY FOR PRIVATE DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED IN COMMON BY THE LOT OWNERS OF THIS SUBDIVISION AND DO HEREBY DEDICATE PARCEL B TO CLEARFIELD CITY FOR A CITY PARK TO BE OWNED AND MAINTAINED IN A JOINT AGREEMENT WITH CLEARFIELD CITY AND THE LOT OWNERS.

SIGNED THIS 20th DAY OF April, 2021.

LOTUS MARQ, LLC, A UTAH LIMITED LIABILITY COMPANY
BY ITS MANAGER, LOTUS MARQ MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY,
BY ITS MANAGER, LOTUS EQUITABLE, LLC, A UTAH LIMITED LIABILITY COMPANY
BY *[Signature]*
NAME/TITLE: BRYAN R. WIGLEY, MANAGER
LOTUS ACQUISITIONS
BY *[Signature]*
NAME/TITLE: DEYAN R. WIGLEY, MANAGER
CLEARFIELD CITY
BY *[Signature]*
NAME/TITLE:

STATE OF UTAH } ss. ACKNOWLEDGMENT

COUNTY OF DAVIS
ON THE 20th DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* (AND) *[Signature]* BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE *[Signature]* AND *[Signature]* OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

STATE OF UTAH } ss. ACKNOWLEDGMENT

COUNTY OF DAVIS
ON THE 20th DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* (AND) *[Signature]* BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE *[Signature]* AND *[Signature]* OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

STATE OF UTAH } ss. ACKNOWLEDGMENT

COUNTY OF DAVIS
ON THE 20th DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* (AND) *[Signature]* BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE *[Signature]* AND *[Signature]* 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.

COMMISSION EXPIRES NOTARY PUBLIC

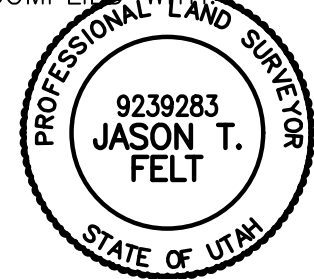
NOTE: PARCEL A AND B TO BE OWNED BY CLEARFIELD CITY AND MAINTAINED BY INDIVIDUAL LOT OWNERS OF LOTS 1, 2, AND 3.

LOTUS MARQ SUBDIVISION 1ST-AMENDMENT

AMENDING LOT 1 OF LOTUS MARQ SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CLEARFIELD CITY, DAVIS COUNTY, UTAH
JANUARY, 2023

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, 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 **LOTUS MARQ SUBDIVISION 1ST-AMENDMENT** 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.



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 STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **LOTUS MARQ SUBDIVISION 1ST-AMENDMENT**, AND DO HEREBY DEDICATE A PUBLIC UTILITY EASEMENT UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND DO HEREBY DEDICATE TO CLEARFIELD CITY ALL AREAS SHOWN HEREON AS PUBLIC STREETS FOR PUBLIC USE AND THOROUGHFARE, TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

CLEARFIELD CITY

BY _____
NAME/TITLE

STATE OF UTAH)ss. **ACKNOWLEDGMENT**
COUNTY OF _____)

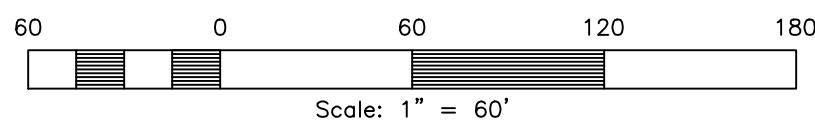
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID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

COMMISSION EXPIRES _____

NOTARY PUBLIC

LEGEND

- = SECTION CORNER
- = SET REBAR & PLASTIC CAP STAMPED REEVE & ASSOC.
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING FENCE
- = EASEMENT
- = MONUMENT TIE LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°48'27"E	29.99
L2	N02°21'59"E	3.47
L3	S03°26'15"E	14.37
L4	N90°00'00"W	29.96
L5	N45°00'00"W	14.54
L6	S30°00'00"E	30.54
L7	N55°19'29"E	2.50
L8	S55°19'29"W	2.50

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	40.00'	24.36'	23.98'	12.57'	N17°13'48"W	34°53'27"
C2	5790.70'	23.09'	23.09'	11.54'	S40°22'35"E	0°13'42"
C3	14.50'	10.34'	10.12'	5.40'	S69°34'45"W	40°50'30"
C4	14.50'	8.64'	8.51'	4.45'	N72°56'03"W	34°07'54"
C5	90.00'	53.61'	52.82'	27.63'	N72°56'03"W	34°07'54"
C6	25.00'	19.63'	19.13'	10.36'	N67°30'00"W	45°00'00"
C7	77.98'	102.08'	94.95'	59.84'	N82°30'00"W	75°00'00"
C8	74.00'	71.45'	68.71'	38.79'	S62°20'17"E	55°19'27"
C9	45.50'	43.94'	42.25'	23.85'	S62°20'27"E	55°19'51"
C10	17.00'	16.41'	15.78'	8.91'	S62°20'27"E	55°19'51"
C11	74.00'	77.49'	74.00'	42.72'	S60°00'03"E	59°59'55"
C12	45.50'	47.65'	45.50'	26.27'	S60°00'03"E	59°59'55"
C13	17.00'	17.80'	17.00'	9.81'	S60°00'00"E	60°00'00"
C14	6.00'	9.42'	8.49'	6.00'	N75°00'00"W	90°00'00"

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP

NOTES

- CULINARY WATER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY; ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- SANITARY SEWER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY; ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- STORM WATER FACILITIES EXCEPT FOR THOSE FACILITIES DEDICATED TO THE CITY OR UTILITY COMPANY; ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- ROADWAYS AND SIDEWALKS FACILITIES; ALL HARD-SURFACE FACILITIES, OTHER THAN DEDICATED PUBLIC STREETS, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°48'25"W. THE NAD83 BEARING FOR THIS LINE IS N89°27'36"W.

NARRATIVE

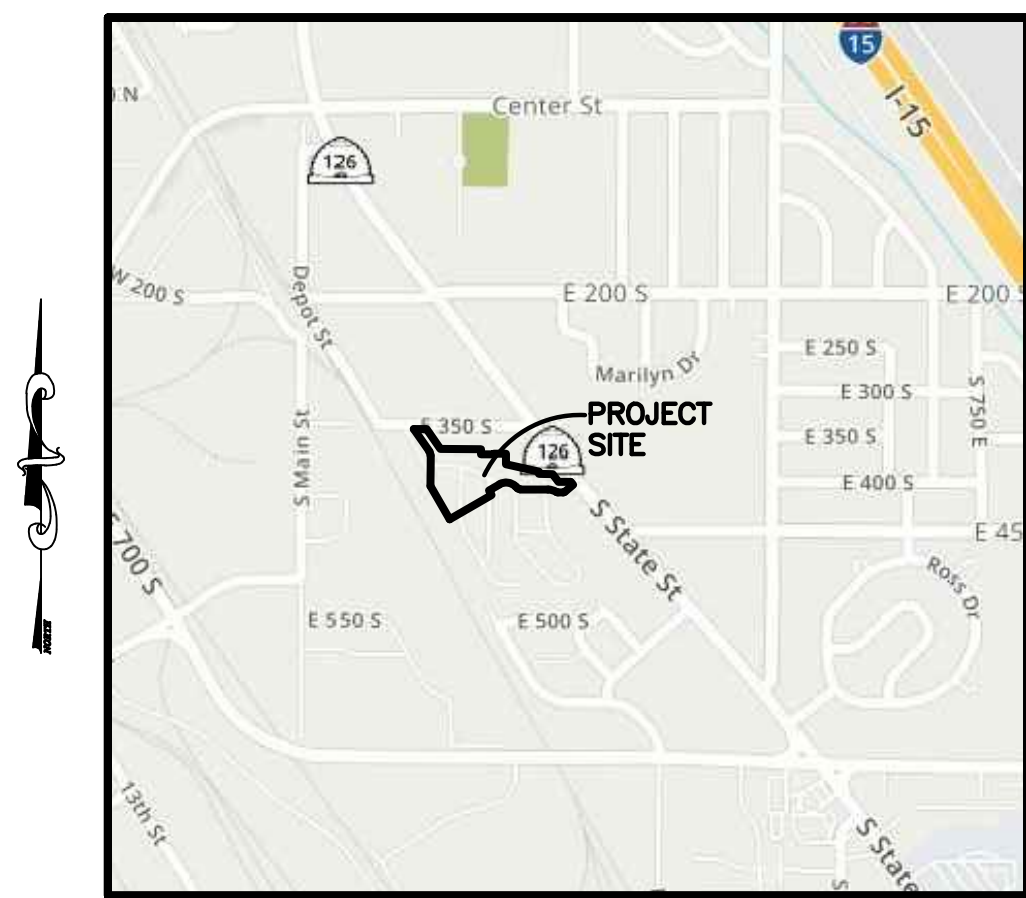
THE BOUNDARY WAS DETERMINED BY RETRACING LOT 1 OF LOTUS MARQ SUBDIVISION FROM FOUND MONUMENTS AS SHOWN HEREON. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

BOUNDARY DESCRIPTION

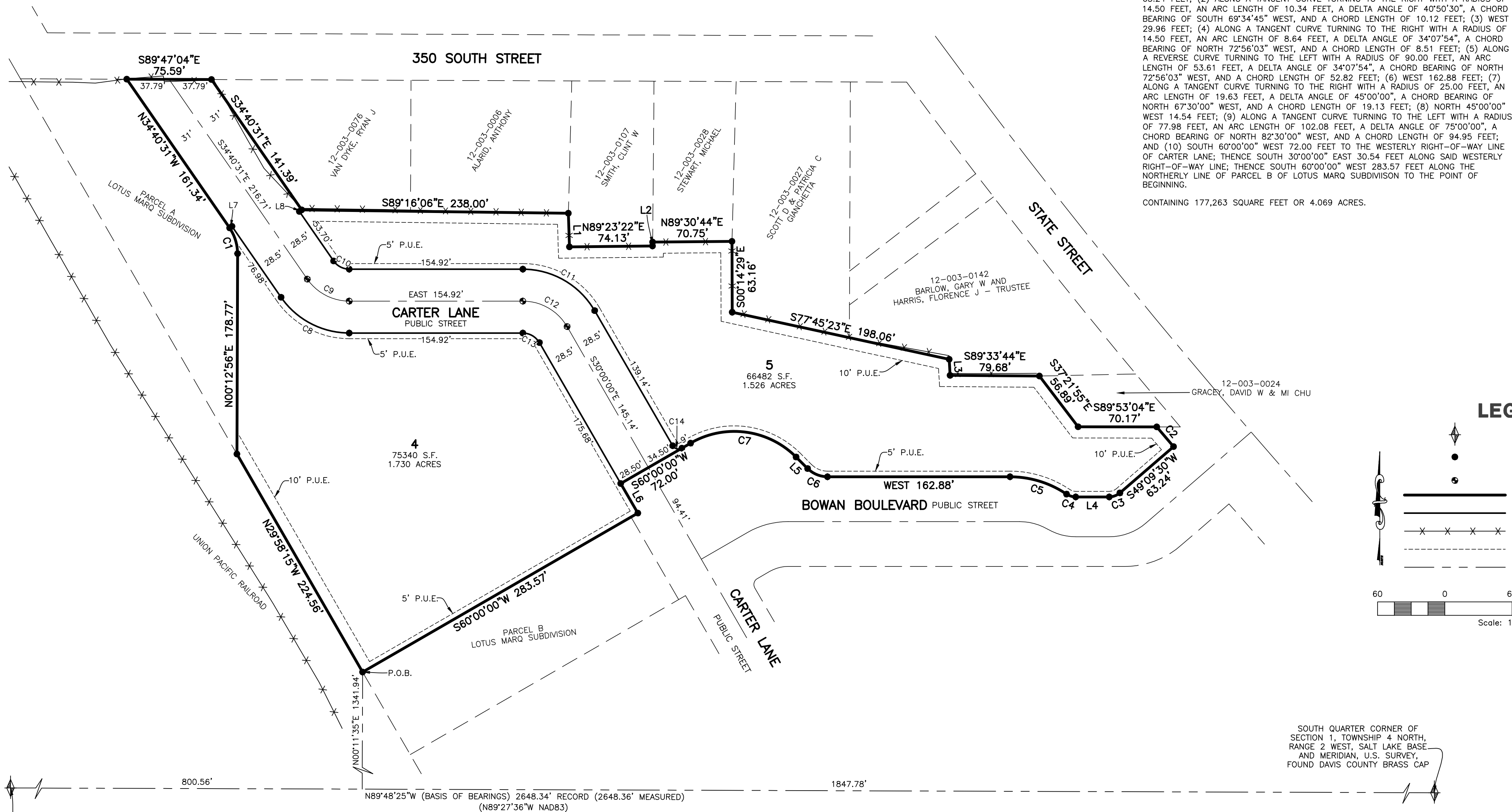
ALL OF LOT 1 OF LOTUS MARQ SUBDIVISION AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°48'25" WEST 1847.78 FEET AND NORTH 00°11'35" EAST 1341.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1 (SOUTH QUARTER CORNER BEING SOUTH 89°48'25" EAST 2648.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1); THENCE NORTH 29°58'15" WEST 224.56 FEET TO THE EAST LINE OF PARCEL A OF LOTUS MARQ SUBDIVISION; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°12'56" EAST 178.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 24.36 FEET, A DELTA ANGLE OF 34°53'27", A CHORD BEARING OF NORTH 17°13'48" WEST, AND A CHORD LENGTH OF 23.98 FEET; AND (3) NORTH 34°40'31" WEST 161.34 FEET; THENCE SOUTH 89°47'04" EAST 75.59 FEET; THENCE SOUTH 34°40'31" EAST 141.39 FEET; THENCE SOUTH 89°16'06" EAST 238.00 FEET; THENCE SOUTH 01°46'27" EAST 29.98 FEET; THENCE NORTH 89°23'22" EAST 74.13 FEET; THENCE NORTH 02°21'59" EAST 3.47 FEET; THENCE NORTH 89°30'44" EAST 70.75 FEET; THENCE SOUTH 00°14'29" EAST 63.16 FEET; THENCE SOUTH 77°45'23" EAST 198.06 FEET; THENCE SOUTH 03°26'15" EAST 14.37 FEET; THENCE SOUTH 89°33'44" EAST 79.68 FEET; THENCE SOUTH 37°21'55" EAST 56.89 FEET; THENCE SOUTH 89°53'04" EAST 70.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5790.70 FEET, AN ARC LENGTH OF 23.09 FEET, A DELTA ANGLE OF 00°13'42", A CHORD BEARING OF SOUTH 40°22'35" EAST, AND A CHORD LENGTH OF 23.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOWAN BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) SOUTH 49°09'30" WEST 63.24 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 10.34 FEET, A DELTA ANGLE OF 40°50'30", A CHORD BEARING OF SOUTH 69°34'45" WEST, AND A CHORD LENGTH OF 10.12 FEET; (3) WEST 29.96 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 8.64 FEET, A DELTA ANGLE OF 34°07'54", A CHORD BEARING OF NORTH 72°56'03" WEST, AND A CHORD LENGTH OF 8.51 FEET; (5) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 53.61 FEET, A DELTA ANGLE OF 34°07'54", A CHORD BEARING OF NORTH 72°56'03" WEST, AND A CHORD LENGTH OF 52.82 FEET; (6) WEST 162.88 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 19.63 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF NORTH 67°30'00" WEST, AND A CHORD LENGTH OF 19.13 FEET; (8) NORTH 45°00'00" WEST 14.54 FEET; (9) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 77.98 FEET, AN ARC LENGTH OF 102.08 FEET, A DELTA ANGLE OF 75°00'00", A CHORD BEARING OF NORTH 82°30'00" WEST, AND A CHORD LENGTH OF 94.95 FEET; AND (10) SOUTH 60°00'00" WEST 72.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARTER LANE; THENCE SOUTH 30°00'00" EAST 30.54 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 60°00'00" WEST 283.57 FEET ALONG THE NORTHERLY LINE OF PARCEL B OF LOTUS MARQ SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 177,263 SQUARE FEET OR 4.069 ACRES.



VICINITY MAP



SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP

CLEARFIELD CITY PLANNING COMMISSION

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL

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

CLEARFIELD CITY MAYOR ATTEST: CITY RECORDER

CLEARFIELD CITY ATTORNEY

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

CLEARFIELD CITY ATTORNEY

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

PROJECT INFORMATION

Surveyor: J. FELT
Project Name: LOTUS MARQ SUBD. 1ST-AMD.
Designer: N. ANDERSON
Number: 7323-01
Scale: 1"=60'
Begin Date: 1-20-2023
Revision: _____
Checked: _____



Reeve & Associates, Inc.
1160 S 1500 W, RENO, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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,



LOTUS MARQ SUBDIVISION - 1ST AMENDMENT

JOB NO. 7323-01

01-25-2023

LEGAL DESCRIPTION

ALL OF LOT 1 OF LOTUS MARQ SUBDIVISION AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°48'25" WEST 1847.78 FEET AND NORTH 00°11'35" EAST 1341.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1 (SOUTH QUARTER CORNER BEING SOUTH 89°48'25" EAST 2648.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1); THENCE NORTH 29°58'15" WEST 224.56 FEET TO THE EAST LINE OF PARCEL A OF LOTUS MARQ SUBDIVISION; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°12'56" EAST 178.77 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 24.36 FEET, A DELTA ANGLE OF 34°53'27", A CHORD BEARING OF NORTH 17°13'48" WEST, AND A CHORD LENGTH OF 23.98 FEET; AND (3) NORTH 34°40'31" WEST 161.34 FEET; THENCE SOUTH 89°47'04" EAST 75.59 FEET; THENCE SOUTH 34°40'31" EAST 141.39 FEET; THENCE SOUTH 89°16'06" EAST 238.00 FEET; THENCE SOUTH 01°46'27" EAST 29.98 FEET; THENCE NORTH 89°23'22" EAST 74.13 FEET; THENCE NORTH 02°21'59" EAST 3.47 FEET; THENCE NORTH 89°30'44" EAST 70.75 FEET; THENCE SOUTH 00°14'29" EAST 63.16 FEET; THENCE SOUTH 77°45'23" EAST 198.06 FEET; THENCE SOUTH 03°26'15" EAST 14.37 FEET; THENCE SOUTH 89°33'44" EAST 79.68 FEET; THENCE SOUTH 37°21'55" EAST 56.89 FEET; THENCE SOUTH 89°53'04" EAST 70.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5790.70 FEET, AN ARC LENGTH OF 23.09 FEET, A DELTA ANGLE OF 00°13'42", A CHORD BEARING OF SOUTH 40°22'35" EAST, AND A CHORD LENGTH OF 23.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOWAN BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) SOUTH 49°09'30" WEST 63.24 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 10.34 FEET, A DELTA ANGLE OF 40°50'30", A CHORD BEARING OF SOUTH 69°34'45" WEST, AND A CHORD LENGTH OF 10.12 FEET; (3) WEST 29.96 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 8.64 FEET, A DELTA ANGLE OF 34°07'54", A CHORD BEARING OF NORTH 72°56'03" WEST, AND A CHORD LENGTH OF 8.51 FEET; (5) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



RADIUS OF 90.00 FEET, AN ARC LENGTH OF 53.61 FEET, A DELTA ANGLE OF 34°07'54", A CHORD BEARING OF NORTH 72°56'03" WEST, AND A CHORD LENGTH OF 52.82 FEET; (6) WEST 162.88 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 19.63 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF NORTH 67°30'00" WEST, AND A CHORD LENGTH OF 19.13 FEET; (8) NORTH 45°00'00" WEST 14.54 FEET; (9) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 77.98 FEET, AN ARC LENGTH OF 102.08 FEET, A DELTA ANGLE OF 75°00'00", A CHORD BEARING OF NORTH 82°30'00" WEST, AND A CHORD LENGTH OF 94.95 FEET; AND (10) SOUTH 60°00'00" WEST 72.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARTER LANE; THENCE SOUTH 30°00'00" EAST 30.54 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 60°00'00" WEST 283.57 FEET ALONG THE NORTHERLY LINE OF PARCEL B OF LOTUS MARQ SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 177,263 SQUARE FEET OR 4.069 ACRES.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner

MEETING DATE: March 15, 2023

SUBJECT: Discussion and Possible Action on **CUP 2023-0204**, a conditional use permit request by Tyler Moffett to operate an indoor golf facility at the subject location. **Location:** 570 East 1700 South, Suite 103 (TIN: 12-074-0032). **Parcel Area:** 2.62 acres. **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

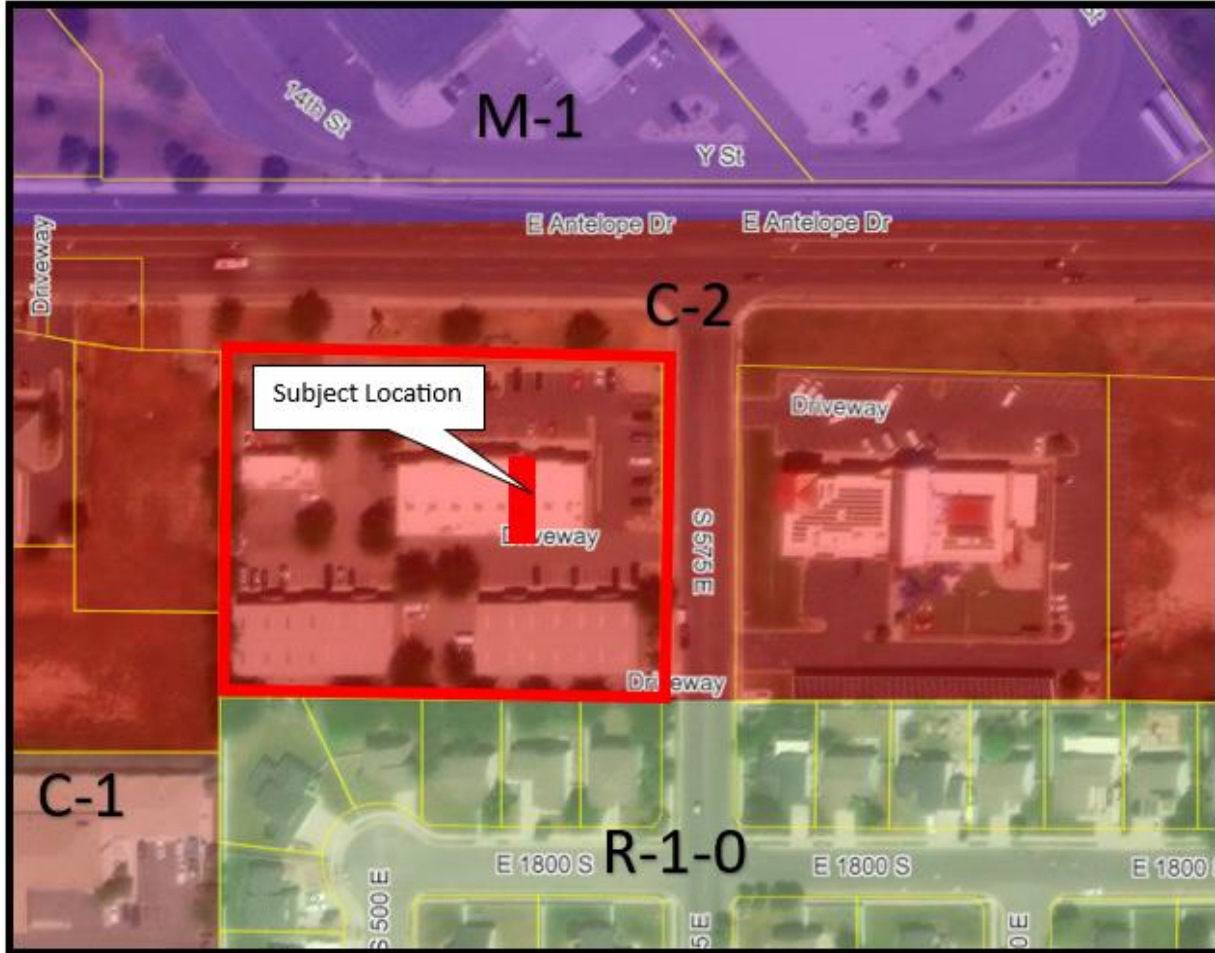
Staff recommends that the Planning Commission approve as conditioned, **CUP 2023-0204**, a conditional use permit request by Tyler Moffett to operate an indoor golf facility at the subject location. This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Tee It Up Indoor
Site Location	570 East 1700 South
Parcel ID	12-074-0032
Applicant	Tyler Moffett
Property Owner	Tee It Up Indoor
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	2.62 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Freeport Center	M-1 (Manufacturing)	Manufacturing
East	Bravo Arts Academy	C-2 (Commercial)	Commercial
South	Single-Family Residential	R-1-O (Residential)	Residential
West	Vacant	C-2 (Commercial)	Commercial

Aerial Image



BACKGROUND

Tyler Moffett is seeking conditional use permit approval to operate an indoor golf facility at the subject location. The zoning of the property is C-2 (Commercial), in which amusement and recreational facilities are listed as a conditional use. The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or land uses, may be compatible if certain conditions are required that mitigate the detrimental impacts. Staff has reviewed Chapter 11-4-5 "Conditional Use Permits" which lists the types of conditions that the Planning Commission may require to limit any potential negative impacts of the proposed use. Staff's recommended conditions are listed under the conditions of approval section of this report.

REVIEW

Floor Plan

The proposed facility is located in Suite 103 of the existing building. The floor plan that was submitted to the City shows that the gross floor area of the space is approximately 1,200 square feet. The indoor golf facility will have one simulator with a hitting area, allowing a customer to play a simulated round of golf or to practice while measuring statistics like swing speed, ball speed, spin rates, etc. The remaining floor space shows a seating area, a desk area, and a restroom.

Parking (Chapter 11-14)

Chapter 11-14 “Off Street Parking and Loading” outlines the parking development standards 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 standard used for bowling alleys, which is 2 spaces for every 1,000 square feet of floor area. This standard is consistent with the existing parking lot and development, and the current commercial uses. Staff counted 59 parking spaces surrounding the building where the business is locating and determines that sufficient parking is provided for the proposed use.

Conditional Permit Review Considerations

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 applicable State or Federal</i>	The proposed conditions are based upon ordinance standards.

	<i>Agency according to adopted standards of those fields of expertise.</i>	
--	--	--

Public Notice

A public notice sign was placed at the subject property on March 7, 2023. No public comment has been received to date.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review amongst the Planning Division, Building Division, and the North Davis Fire District.

CONDITIONS OF APPROVAL

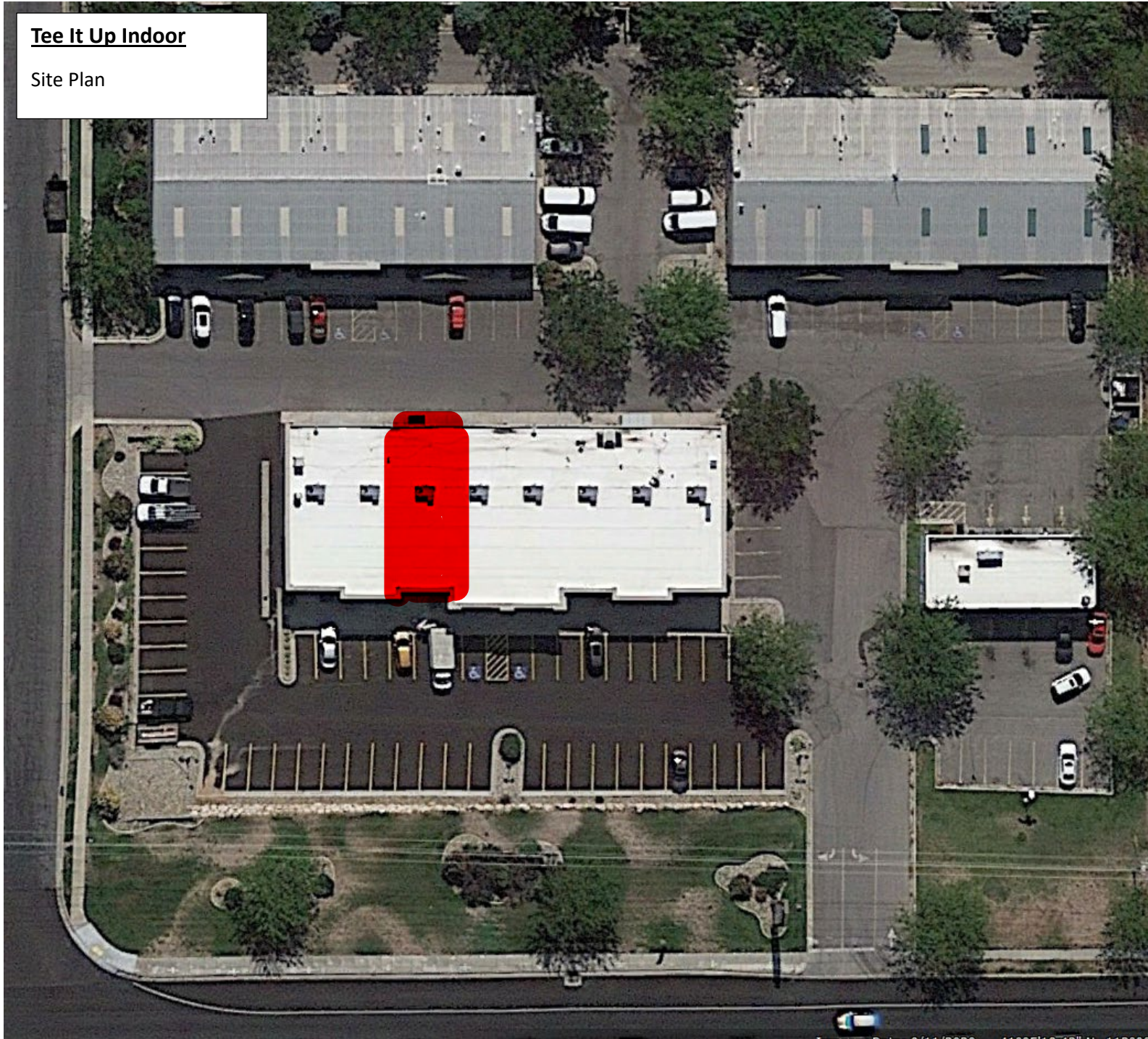
- 1) The applicant shall obtain a Clearfield City business license.
- 2) Any signs shall meet Chapter 11-15 "Sign Regulations" standards. Signs are not included as part of this conditional use permit approval. Separate review and approval will be required.

ATTACHMENTS

1. Site Plan
2. Floor Plan

Tee It Up Indoor

Site Plan





Tee It Up Floor Plan
1200 Square Feet