MEETING NOTICE OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at 7:00 P.M., Wednesday, May 6, 2015, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

7:00 PM CALL TO ORDER-- PLEDGE OF ALLEGIANCE
  1. APPROVAL OF MINUTES
      A. April 1, 2015

PUBLIC HEARINGS:
  3. Public Hearing, Discussion and Possible Action on RZN 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for a Rezone of property from Agriculture (A-1) to Residential (R-1-8), located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

  4. Public Hearing, Discussion and Possible Action on: PSP 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for Preliminary Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

  5. Discussion and Possible Action on: FSP 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for Final Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

  6. Public Hearing, Discussion and Possible Action on RZN 1504-0001 a request by Con Wilcox on behalf of Wilcox Farms for a Rezone of a portion of property from Commercial (C-2) to Residential (R-3), located at 850 West 1600 South (TIN: 12-391-0014). The total property is approximately 3.371 acres, with the rezone request totaling 2.28 acres.

  7. Public Hearing, Discussion and Possible Action on PSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Preliminary Plat, and Street Vacation located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Public Facilities (PF) zoning district.

  8. Public Hearing, Discussion and Possible Action on FSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Final Subdivision Plat, Street Vacation and Relocation of the 560 South right-of-way, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Public Facilities (PF) zoning district.
SCHEDULED ITEMS:

9. Public Hearing, Discussion and Possible Action on RZN 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for a Rezone of property from Agriculture (A-1) to Residential (R-1-8).

10. Public Hearing, Discussion and Possible Action on: PSP 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for Preliminary Plat approval.

11. Discussion and Possible Action on: FSP 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for Final Plat.

12. Discussion and Possible Action on SP 1503-0007 a request by John Hansen, on behalf of Thomas Rosenberg, for Site Plan approval located at 925 S. 2000 E. (TIN: 09-302-0008). The subdivision is approximately 7.09 acres and is split zoned R-2 (Multi-Family Residential) and C-2 (Commercial) zoning districts.

13. Discussion and Possible Action on SP 1406-0007: A request by Michael Christensen, on behalf of the Thackeray Company, for Site Plan Approval for Phase 1B on an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street (TIN: 12-066-0071, 12-067-0139).

14. Public Hearing, Discussion and Possible Action on RZN 1504-0001 a request by Con Wilcox on behalf of Wilcox Farms for a Rezone of a portion of property from Commercial (C-2) to Residential (R-3).

15. Public Hearing, Discussion and Possible Action on PSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Preliminary Plat, and Street Vacation.

16. Public Hearing, Discussion and Possible Action on FSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Final Subdivision Plat, Street Vacation and Relocation of the 560 South right-of-way.

17. Discussion and Possible Action on SP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Site Plan approval, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197).

COMMUNICATION ITEMS:

18. Staff Communications – Administrative Site Plan Reviews

19. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 1st day of May 2015

/s/Scott A. Hess, Development Services Manager

The City of Clearfield, in accordance with the ‘Americans with Disabilities Act’, provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call Christine Horrocks at 525-2780, giving her 48 hours notice.
TO: The Clearfield City Planning Commission

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: May 6, 2015

SUBJECT: Public Hearing, Discussion and Possible Action on RZN 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for a Rezone of property from Agriculture (A-1) to Residential (R-1-8), located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

RECOMMENDATION

Move to recommend to the City Council Approval as conditioned, RZN 1504-0002 a request by Leasa Socci on behalf of Cherry LLC for a Rezone of property from Agriculture (A-1) to Residential (R-1-8), located at 837 West 300 North (TIN: 12-019-0110), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

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<tr>
<td>Current Land Use Classification</td>
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<tr>
<td>Gross Site Area</td>
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</tbody>
</table>
ANALYSIS

Background
The proposal includes a request for approximately 0.51 acres to be rezoned from A-1 (Agriculture) to R-1-8 (Single-family Residential) with the intent to construct one additional single-family dwelling unit on the rear portion of the property with frontage facing 825 West. The property is currently a single parcel with an existing home fronting 300 North. The request for the rezone is combined with a subdivision plat request to create two lots that conform to the R-1-8 (Residential) standards.

Master Plan and Zoning
The request for rezone is consistent with the General Plan land use classification of residential. No additional Master Plan changes are necessary to support this rezone request. Staff recommends approving this Zoning change to allow the property owner to enjoy the highest and best use of the property as a single-family use.

Zoning Map Amendment
The basic zoning and development standards can be met for this request. The lot standards in the R-1-8 require the following: minimum 8,000 square feet, 70’ minimum frontage, and 80’ minimum lot width. The rear yard setback of 25 feet can be met with the existing home fronting 300 North, while providing 95 feet of frontage for the new lot on 825 West. A more comprehensive subdivision review is provided in a separate item pending which will be heard pending approval of the rezone request.
Zoning Map Amendment Information:

**Current Clearfield City Zoning Map:** Parcels in question have been outlined in black. The dark green color is A-1 (Agriculture), and the light green is R-1-Open (Single-Family Residential).

**Clearfield City Zoning Map Amendment Requested:** Parcels in question have been highlighted yellow to indicate the change from A-1 (Agriculture) to R-1-8 (Single-Family Residential).
Public Comment
No public comment has been received to date.

FINDINGS

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

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
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<tbody>
<tr>
<td>1) The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>The proposed rezone request is in accordance with the General Plan future land use classification.</td>
</tr>
<tr>
<td>2) Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>The property has recently been acquired by Ms. Socci who would like to maximize the property to its highest and best use by legally rezoning and subdividing the property to create a new building lot on the rear portion of the property.</td>
</tr>
</tbody>
</table>

ATTACHMENTS

None included with this item
Public Hearing, Discussion and Possible Action on: **PSP 1504-0002** a request by Leasa Socci on behalf of Cherry LLC for Preliminary Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

Discussion and Possible Action on: **FSP 1504-0002** a request by Leasa Socci on behalf of Cherry LLC for Final Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110). The property is approximately 0.51 acres.

**RECOMMENDATIONS**

Move to **approve as conditioned, PSP 1504-0002** a request by Leasa Socci on behalf of Cherry LLC for Preliminary Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110), based on the discussion and findings in the Staff Report.

Move to **recommend to the City Council approval as conditioned, FSP 1504-0002** a request by Leasa Socci on behalf of Cherry LLC for Final Plat approval to create two building lots from a single lot, located at 837 West 300 North (TIN: 12-019-0110), based on the discussion and findings in the Staff Report.

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<td>Owner</td>
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<tr>
<td>Proposed Actions</td>
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<tr>
<td>Current Zoning</td>
</tr>
<tr>
<td>Land Use Classification</td>
</tr>
</tbody>
</table>
ANALYSIS

The existing home at 837 West 300 North is an old agriculturally zoned piece of property that has slowly been surrounded by smaller lot single-family development. The properties to the west of this lot are part of a subdivision in the R-1-9 zoning classification. The property owner has met with staff a number of times to discuss the potential for subdividing the rear portion of property off of the lot in order to create another single family lot. In this rare case the property is large enough and the original home is sited in such a way that it has been proven possible to create a legal two lot subdivision.

The plat shown represents two building lots being created out of a single parcel. In addition to the creation of two building lots, this plat will also dedicate portions of the property which currently extend into 300 North Street. The public utilities; sidewalk, curb, gutter, asphalt, sewer, storm water, and culinary water have all been installed and exist adjacent to the lots. The improvement plans show simple connections to the existing utilities in 825 West to serve the new Lot 2 created by this subdivision.

Due to the simplistic nature of the plat, the Preliminary Subdivision Plat and Final Subdivision Plat are identical. The items will run together with Conditions of Approval being identical for both items.
General Plan and Zoning
This subdivision plat is consistent with the General Plan in that it provides for the property right-of-way widths that have been planned for in the City’s General Plan. The request for rezone from A-1 (Agriculture) to R-1-8 (Residential) has been provided to the Planning Commission. Approval of the Subdivision Plat is contingent upon approval of the Rezone request.

Street Dedication Plat Approval
The City Engineer has been provided the plans for review. Staff expects a letter stating Engineering conditions by the time of the Planning Commission meeting. The Planning Department has performed a review of the plat, and has determined that both lots contain the necessary square footage and meet all setback requirements listed in the R-1-8 Zone.

Public Comment
No public comment has been received to date.

CONDITIONS OF APPROVAL - PSP 1504-0002

1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements, addresses, and other call-outs as required.

2) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer, City Public Works Director, and Planning Department.

3) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to installing improvements in the public right-of-way. 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 certificates of occupancy.

4) No building permits shall be issued for Lot 2 until both lots have been rezoned from A-1 (Agriculture) to R-1-8 (Residential), and the plat has been fully executed and recorded.

5) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

CONDITIONS OF APPROVAL - FSP 1504-0002

1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited to necessary easements, addresses, and other call-outs as required.

2) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer, City Public Works Director, and Planning Department.

3) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer
prior to installing improvements in the public right-of-way. 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 certificates of occupancy.

6) No building permits shall be issued for Lot 2 until both lots have been rezoned from A-1 (Agriculture) to R-1-8 (Residential), and the plat has been fully executed and recorded.

4) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

**ATTACHMENTS**

1. Cherry Blossom Subdivision
TO: Planning Commission

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: May 6, 2015

SUBJECT: Discussion and Possible Action on SP 1503-0007 a request by John Hansen, on behalf of Thomas Rosenberg, for Site Plan approval located at 925 S. 2000 E. (TIN: 09-302-0008). The subdivision is approximately 7.09 acres and is split zoned R-2 (Multi-Family Residential) and C-2 (Commercial) zoning districts.

RECOMMENDATIONS

Move to approve SP 1503-0007 a request by John Hansen, on behalf of Thomas Rosenberg, for Site Plan approval located at 925 S. 2000 E. (TIN: 09-302-0008), based on discussion and findings in the staff report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Project Name: Rosenberg Rezone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Rosenberg Rezone</td>
</tr>
<tr>
<td>Site Location</td>
<td>925 S. 2000 E</td>
</tr>
<tr>
<td>Tax ID Number</td>
<td>09-302-0008</td>
</tr>
<tr>
<td>Applicant</td>
<td>John Hansen</td>
</tr>
<tr>
<td>Owner</td>
<td>Thomas Rosenberg</td>
</tr>
<tr>
<td>Proposed Actions</td>
<td>Site Plan Approval</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>C-2 (Commercial) / R-2 (Residential)</td>
</tr>
<tr>
<td>Current Master Plan</td>
<td>Mixed Use / Residential</td>
</tr>
<tr>
<td>Gross Site Area</td>
<td>7.09 Acres (5.517 acres Residential)</td>
</tr>
</tbody>
</table>
The developer has gone through the process of rezoning and subdivision on the site at 925 S. 2000 E. The final plat was approved by City Council on April 28, 2015 pending the approval, execution, and recording of a development agreement. This site plan application is for the residential portion of the project only. The commercial buildings will come in on their own site plan review at the time of their development.

**General Plan and Zoning**
The Site Plan for multi-family residential conforms to the current General Plan land use classification and R-2 (multi-family) zoning classification.

**Site Plan Review**

**DESIGN STANDARDS**
Chapter 18 Design Standards of the Land Use Ordinance regulates new construction, and construction that requires a building permit. The proposed structures are primarily single story twin homes (one structure is single-family, and another is a tri-plex) with two car garages. The building type and two car garage meet the general requirements of the R-2 zone. The Development Agreement specifies the exterior building materials to be as follows: “All exterior finishes must be either brick, stucco, rock, masonry, or combinations thereof. Each unit shall have front elevations which include at least fifty percent (50%) brick or forty percent (40%) rock.”

**SITE CIRCULATION and PARKING**
The site is a single cul-de-sac designed as a public road with full sidewalk curb and gutter improvements. The road is designed such that, if the City deems it necessary in the future, it can connect to the public right-of-way that will cross the future parking lot that will be developed on property to the west. The Development Agreement specifies two car garages for each residential unit with at least one additional parking space dedicated per unit. The additional parking space is provided in the 20 foot driveway for each unit. This exceeds the required 2 spaces per unit of parking in Chapter 14 of the Clearfield City Code.

**LANDSCAPING**
Total Common Area/Landscaping is approximately 2.69 acres. This far exceeds the 20% requirement as listed in the R-2 Zone. The landscaping plan is a combination of native vegetation on the large hillside to the north of the project with turf grass, shrubs, and street trees planted around the residential units themselves. Landscaping should be included and installed at the time of building permit. In the case that the landscaping cannot be installed due to inclement weather, the developer may escrow for the improvements for a time period of six months.

GARBAGE DUMPSTER
The residential portion of the project will not have an on-site dumpster. Garbage collection will be accomplished through the City’s standard residential trash collection process.

FENCING PLAN
Per City Code, walls and fences may be required around all multi-family projects. Staff would recommend fencing be provided between the commercial and residential portions of the project. Staff does not see a need or a benefit of fencing at the top of the hillside on the north. Pinnacle Apartment complex has an existing 6 foot wood privacy fence that the new fence will connect to on the south side of the project. This conforms to the Development Agreement as drafted.

SIGN PACKAGE
Signage is not included as part of this Site Plan approval.

Fire Department Review
North Davis Fire District (NDFD) worked with the applicant in the Plat stage to best incorporate fire infrastructure into the development as a whole. NDFD was comfortable with the submittal strictly from a fire perspective based review of the Subdivision Plat documents.

Public Works Review / Engineering Review
The Public Works Director and City Engineer have worked together to produce a letter stating concerns from their department perspectives. Please see the attached Engineer’s Letter and Public Works correspondence.

Public Comment
No additional public comment has been received outside of the previous public hearings.

REVIEW CONSIDERATIONS

Site Plan Review
Clearfield Land Use Ordinance Section 11-5-3 establishes the review considerations the Planning Commission shall make to approve Site Plans. The findings and staff's evaluation are outlined below:

<table>
<thead>
<tr>
<th>Review Consideration</th>
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</tr>
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<tbody>
<tr>
<td>Traffic: The effect of the site development plan on traffic conditions on abutting streets.</td>
<td>The residential component of this project is not projected to cause any undue traffic problems. The road as designed can accommodate the 32 unit development.</td>
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<tr>
<td></td>
<td>Description</td>
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<td>2)</td>
<td><strong>Vehicle; Pedestrian:</strong> The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.</td>
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<tr>
<td>3)</td>
<td><strong>Off-Street Parking:</strong> Compliance of off-street parking facilities with Chapter 14 of this Title.</td>
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<tr>
<td>4)</td>
<td><strong>Loading and Unloading Facilities:</strong> The location, arrangement and dimensions of truck loading and unloading facilities.</td>
</tr>
<tr>
<td>5)</td>
<td><strong>Surfacing and Lighting; Parking:</strong> The surfacing and lighting of off-street parking.</td>
</tr>
<tr>
<td>6)</td>
<td><strong>Screen Planting:</strong> The location, height and materials, of walls, fences, hedges and screen planting.</td>
</tr>
<tr>
<td>7)</td>
<td><strong>Landscaping:</strong> The layout and appropriateness of landscaping.</td>
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<tr>
<td>8)</td>
<td><strong>Drainage:</strong> The effect of the site development plan on City storm water drainage systems.</td>
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<tr>
<td>9)</td>
<td><strong>Utility:</strong> The effect of the site development plan on City utility systems.</td>
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<tr>
<td>10)</td>
<td><strong>Building Locations:</strong> Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)</td>
</tr>
<tr>
<td>11)</td>
<td><strong>Exterior Design:</strong> Consideration of exterior design in relation to adjoining structures and area character to assure compatibility with other structures in the neighborhood.</td>
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<td>existing or intended. (Ord. 84-08, 10-23-1984)</td>
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<tr>
<td><strong>12)</strong> Signs: Compliance of signs with Chapter 15 of this Title and particular consideration to the location of signs upon the site, their effect upon parking, ingress and egress, the effects upon neighboring properties and the general harmony of signs with the character of the neighborhood, existing or intended.</td>
<td>A sign package review will be under separate review and approval.</td>
</tr>
</tbody>
</table>

**CONDITIONS OF APPROVAL**

1) The developer shall submit a final clean copy of the Phase 1 Site Plan documents correcting all errors and omissions indicated by Staff Reviews.

2) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.

3) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.

4) As per City Code 11-13-23C, the developer shall post a bond of 125% of the value of the landscape within each phase. Should the landscape not be installed prior to Certificate of Occupancy, pursuant to Land Use Ordinance 11-13-23(B), (C) and (D) the applicant must establish an escrow account, as reviewed and approved by the City Engineer and City Attorney.

5) As per City Code 12-4-5, an estimate of any public improvements not previously installed (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established for any public improvements not installed prior to recordation of the Final Plat.

6) No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat. Final plat recordation may come in phases for large tract development.

7) All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the Development Agreement.

8) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

**ATTACHMENTS**

1. Site Plan Documents
TO: Planning Commission
FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785
MEETING DATE: May 6, 2015

SUBJECT: Discussion and Possible Action on SP 1406-0007: A request by Michael Christensen, on behalf of the Thackeray Company, for Site Plan Approval for Phase 1B on an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street (TIN: 12-066-0071, 12-067-0139).

RECOMMENDATIONS

1.) Move to approve SP 1406-0007, Clearfield Station Site Plan Approval for Phase 1B on an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street, based on discussion and findings in the staff report.

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CLEARFIELD STATION TRANSIT ORIENTED DEVELOPMENT

Clearfield Station Transit Oriented Development was approved through the Master Development Plan and Master Development Agreement process in a City Council meeting on March 11, 2014. The Preliminary Plat for the entire 70 acre site was approved on April 1, 2015 by the Clearfield Planning Commission. The Phase 1 Final Subdivision Plat was approved, with conditions, on April 28, 2015 by the Clearfield City Council. 

The Site Plan for Phase 1A is in substantial conformance with the approved Master Development Plan and the Mixed-Use Zone requirements.

**ANALYSIS**

**General Plan and Zoning**

Clearfield Station Transit Oriented Development was approved through the Master Development Plan and Master Development Agreement process in a City Council meeting on March 11, 2014. The Preliminary Plat for the entire 70 acre site was approved on April 1, 2015 by the Clearfield Planning Commission. The Phase 1 Final Subdivision Plat was approved, with conditions, on April 28, 2015 by the Clearfield City Council.

The Site Plan for Phase 1A is in substantial conformance with the approved Master Development Plan and the Mixed-Use Zone requirements.

**Site Plan Review**

*DESIGN STANDARDS*

Chapter 18 *Design Standards* of the Land Use Ordinance regulates new construction, and construction that requires a building permit. The Clearfield Station project is governed by the Master Development Plan Section 5.4 Architectural Design. In staff’s opinion, the building designs as presented meet the intent of the MDP.

*ARCHITECTURAL REVIEW*

The applicant has provided final color boards and renderings for the Planning Commission’s consideration. Section 5.4 of the Clearfield Station Master Development Plan specifies Architectural Design. This includes a list of potential elements to establish the characteristics of the architecture we are likely to see. This includes but is not limited to the following: “Urban Industrial Character” with flat roofs and high proportions of glazing; “Base Activation” which
provides numerous windows and clear entrances at the ground level to anchor the buildings to the site; “Façade Articulation” to distinguish various building uses and entrances versus private space; “Materials and Colors” designed and selected to create a unique built environment. “Corners” to focus on key intersections; “Roofs” as a key integrated space and design feature; “Private/Public Space” the relationship of how the buildings are utilized by residents and visitors; “Building Lighting” integrated lighting for pedestrian safety integrated into the overall design; “Signage” identifying the brand and unique character of the area.

Overall, the architectural renderings agree with much of the list provided in the MDP, and they generally conform to Clearfield City Code Chapter 18 Design Standards. The MDP is designed to be flexible and provide options for the developer to come up with creative designs without being held strictly to any one material or color list. The MDP fully restricts the use of vinyl siding as an exterior finish. Pursuant to the revised MDP, stucco, EIFS, and other stucco-like products are limited to 30% of the total exterior façade of any structure.

The residential renderings show modern design with flat roofs, and façade articulation. The entrances on the apartment buildings have been highlighted with awnings. These should be provided on all entrances in the Garden Apartment phase in order to call attention to the entrance.

The Urban Industrial Character portion of the MDP calls for “predominately brick and steel buildings”. The developer has increased the percentage of brick and has added an element of steel to the corner buildings to complement the urban character. As previously noted above, overall EIFS and stucco need to be shown as limited to 30% of the exterior of the residential structure.

**Conformance with Section 5.4 of the MDP is included as a condition of approval.**

**SITE CIRCULATION and PARKING**
Section 5.6 of the MDP regulates the Streetscape. The overall grid network and design of the roadways have been approved as part of the MDP. The proposed Site Plan for Phase 1 is in conformance with the approved MDP.

Section 5.12 of the MDP regulates the specific numbers of parking spaces provided per use type within the development. Staff has recommended that there be at least one covered parking space per residential unit be provided. The developer has provided 216 covered stalls throughout the development meeting this request.

**This item is included as a condition of approval.**

**LANDSCAPING**
Total landscaping allocation of the project is indicated throughout the MDP. Specific sections make call outs for requirements of the linear parks, street scape, and open spaces within each development of the project. Landscaping should be included and installed at the time of building permit within each phase. In the case that the landscaping cannot be installed due to inclement weather, the developer may escrow for the improvements for a time period of six months. The plans provided meet the MDP for landscaping in Phase 1B.

**This item is included as a condition of approval.**

**GARBAGE DUMPSTER**
At a minimum per City Code any on-site dumpster must be screened from view within an approved enclosure that matches the materials and colors of the main structure. The design of the dumpster is outlined in DT-07, and meets the intent of the code pending the color choice.
This item is included as a condition of approval.

**FENCING PLAN**
Per City Code, walls and fences may be required around all multi-family projects. The residential portions of the project are designed with decorative iron fencing. The MDP is silent on this issue, but staff feels that the proposed fencing generally meets the intent of the City Code and the MDP in providing security while maintaining architectural and design value of the property.
This item is included as a condition of approval.

**SIGN PACKAGE**
Signage is not included as part of this Site Plan approval.

**Fire Department Review**
North Davis Fire District (NDFD) worked with the applicant in the Preliminary Plat stage to best incorporate fire infrastructure into the development as a whole. NDFD was comfortable with the submittal strictly from a fire perspective based review of the Preliminary Subdivision Plan and based on a letter to Clearfield City Community Development on April 29, 2014. The comments focus on location of fire risers and fire-fighting infrastructure provided throughout the development. Exact locations of public utilities and fire infrastructure have been reviewed in detail with the phase 1 submittal.

**Public Works Review / Engineering Review**
The Public Works Director and City Engineer have worked together to produce a letter stating concerns from their department perspectives. Please see the attached Engineer’s Letter and Public Works correspondence.

**UDOT Review**
The applicant, UDOT, and the City have come together in multiple meetings to discuss site access from the state owned road State Street. Phase 1 of the Site Plan can be adequately accessed from the existing road network and will not require any additional approvals from UDOT at this time. The Master Development Agreement specifies timing within the development when the necessary intersection changes will be required. UDOT will require a traffic study to determine when the proposed intersections along State Street should be signalized. UDOT has indicated that the northern access road into the property should be a right-in/right-out only, and may require the developer to install a center median barrier along State Street to control the flow of traffic and limit the ability to perform a left-hand turn onto State Street from the northern access road.

**Public Comment**
No additional public comment has been received outside of the previous public hearings.

**REVIEW CONSIDERATIONS**

**Site Plan Review**
Clearfield Land Use Ordinance Section 11-5-3 establishes the review considerations the Planning Commission shall make to approve Site Plans. The findings and staff's evaluation are outlined below:
<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) <strong>Traffic:</strong> The effect of the site development plan on traffic conditions on abutting streets.</td>
<td>Phase 1 of the development has adequate access provided off of State Street and 1000 East. The developer has proposed access easements within the Phase 1 Plat and Site Plan to allow for access roads to enter State Street and 100 East respectively. Future phases will require access improvements along State Street as indicated and required within the MDP and MDA.</td>
</tr>
<tr>
<td>2) <strong>Vehicle; Pedestrian:</strong> The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.</td>
<td>The MDP and MDA regulate access to the site. There are no additional requirements for access at this time.</td>
</tr>
<tr>
<td>3) <strong>Off-Street Parking:</strong> Compliance of off-street parking facilities with Chapter 14 of this Title.</td>
<td>In addition to meeting requirements of the MDP, staff would recommend that at least one space per residential unit be covered.</td>
</tr>
<tr>
<td>4) <strong>Loading and Unloading Facilities:</strong> The location, arrangement and dimensions of truck loading and unloading facilities.</td>
<td>Loading facilities are provided for in flex business as per the MDP. There are no additional loading and unloading facilities required.</td>
</tr>
<tr>
<td>5) <strong>Surfacing and Lighting; Parking:</strong> The surfacing and lighting of off-street parking.</td>
<td>Section 5.10K regulates pedestrian lighting internally within the development. Street lighting has been designed in such a way as to limit any negative impacts to surrounding residential properties as per City Code 11-13-17B.</td>
</tr>
<tr>
<td>6) <strong>Screen Planting:</strong> The location, height and materials, of walls, fences, hedges and screen planting.</td>
<td>On site landscaping and screening is identified within the MDP. The plan included in this Site Plan review meets the MDP requirements. No additional screening is required with Phase 1B.</td>
</tr>
<tr>
<td>7) <strong>Landscaping:</strong> The layout and appropriateness of landscaping.</td>
<td>On site landscaping is identified within the MDP. As per City Code, 11-13-23C the developer shall post a cash bond with the City for 125% of the estimated cost of improvement. While it is recommended that landscaping be installed with the construction of buildings, an escrow account may be set up to provide time for the developer if inclement weather becomes an issue.</td>
</tr>
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<td></td>
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</tbody>
</table>
| 8) | **Drainage:** The effect of the site development plan on City storm water drainage systems.  
The applicant has demonstrated in site plan submittal compliance with current City standards to mitigate the impact on the storm drain system. Phase 1B has a significant detention pond designs and sized to capture the water runoff from the residential portions of the parking lot. |
| 9) | **Utility:** The effect of the site development plan on City utility systems.  
The applicant has demonstrated in the site plan submittal compliance with current City standards to mitigate impact on the utilities system. |
| 10) | **Building Locations:** Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)  
Building layout is largely determined by the MDP, and the proposed site plan is consistent with the MDP. Required setbacks and utility easements have been provided. No additional requirements regarding building locations are required at this time. |
| 11) | **Exterior Design:** Consideration of exterior design in relation to adjoining structures and area character to assure compatibility with other structures in the neighborhood, existing or intended. (Ord. 84-08, 10-23-1984)  
Section 5.4 of the MDP regulates building design. Elevation drawings have been provided in this submittal for the Planning Commission’s review. Staff feels that the drawings meet the intent of the MDP. The materials list for the exterior of the building must be submitted to show adherence with the 30% limitation on stucco products. |
| 12) | **Signs:** Compliance of signs with Chapter 15 of this Title and particular consideration to the location of signs upon the site, their effect upon parking, ingress and egress, the effects upon neighboring properties and the general harmony of signs with the character of the neighborhood, existing or intended.  
A sign package review will be under separate review and approval. |

**CONDITIONS OF APPROVAL**

1) The developer shall submit a final clean copy of the Phase 1 Site Plan documents correcting all errors and omissions indicated by Staff Reviews.

2) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.

3) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.

4) There should be at least one covered parking space per residential unit.
5) As per City Code 11-13-23C, the developer should post a bond of 125% of the value of the landscape within each phase. Should the landscape not be installed prior to Certificate of Occupancy, pursuant to Land Use Ordinance 11-13-23(B), (C) and (D) Final building permit approval is subject to the applicant establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.

6) As per City Code 12-4-5, an estimate of any public improvements not previously installed (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established for any public improvements not installed prior to recordation of the Final Plat.

7) Except for the temporary UTA building, as provided in the MDA, no building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat. Final plat recordation may come in phases for large tract development.

8) The developer shall show that building renderings and construction documents are in substantial conformance with Section 5.4 of the Master Development Plan. This includes but is not limited to:
   a. Maintaining façade articulation and architectural elements around all 4 elevations of each building within the development.
   b. Development and identification of Base Articulation for the entrances of the apartment buildings to differentiate entrances from the rest of the building.
   c. EIFS or stucco material is not to exceed 30% of the total exterior.
   d. Corners indicated 5.4.1E shall have treatments to emphasize their unique gateway locations within the development.

9) All final plan submittals shall be in substantial conformance with the most recent approved Master Development Plan and Master Development Agreement.

10) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

ATTACHMENTS

1. Phase 1 Site Plan 1B
2. North Davis Fire Letter dated June 18, 2014
TO: Scott Hess
FROM: John Taylor / Fire Marshal
RE: Clearfield Station T.O.D.

DATE: June 18, 2014,
I have reviewed the final site plans for Phase 1A, 1B and the temporary UTA structure, submitted on Clearfield Station T.O.D. for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. 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.

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

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

6. In the flex business buildings, the drawn location of the fire risers is in the center of the building (lengthwise) on the narrow streets in-between buildings. We would like to discuss the option of having the fire risers on the far north or south end of the buildings to facilitate apparatus placement in the event of a fire. We would also like to meet prior to approval with the engineer.
to discuss all locations of fire risers in all of the future buildings, including the residential spaces.

7. On phase 1B, hydrant location changes, as per conversation with Ward Engineering (Satar) have been noted on the approved plan and changes have been communicated to Clearfield Development Department (Scott Hess)

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.

John C Taylor
North Davis Fire District
Fire Marshall
25 March 2015

City of Clearfield
55 South State Street
Clearfield City, Utah 84015

Attn: Scott Hess, Development Services Manager
Proj: Clearfield Station TOD Phase 1
Subj: Preliminary Subdivision Plans, Plat and Easements

Dear Scott,

Pursuant your request, I met with Scott Hodge, City Public Works Director and Kim Dabb of the Public Works Department to review the design of the “Clearfield Station TOD” - Phase 1 and the entire future site.

The following comments were generated from our join review and a prior redline review copy of the development plans. The plans submitted with the drop box are not as usable as we hoped. We have had countless problems with the amount of information sent and in trying to download all data.

We herewith request that the Developer or his Engineer re-submit a full size set of design drawings for Phase #1 and the entire future site. The attached review is not complete due to the failure to receive all design drawings.

We would also like to review with the Developer's Engineer one-on-one our review comments following our additional review within the next week if possible.

Plat

- There are several bearing and distance calls which are different between the drawing and the written description.
- Street names and addresses are needed on the Plat.
- Several drafting errors are contained on the Plat.
- The Plat indicated that the project is within a flood plain which is not the case in our opinion.
- The Open Space Parcel 1 will need to be identified as to ownership.
- Closure of the Boundary will need to be checked following corrections to the Plat.
**Property for the North Signalized Intersection**

It is our recommendation that the property for the signalized main entrance on the Easterly side of State Street become acquired and designs be completed with Phase #1 approval.

**Temporary Offsite Easements**

- How are the temporary easements to be deeded? The property “Owner” dedication and signature with language as to the easement conditions and duration are needed on the Easement Plat.
- The receipt of the easements for recording should be acknowledged on the Plat – by the City?

**Design Overview:**

In order to evaluate the “Clearfield Station - TOD”, the developer should submit to the City the projected utility demands of the desired interconnections with the City utilities (Storm water, culinary water & sanitary sewer).

The developer will need to present his evaluation of the affect of the TOD on the City’s utility systems for City review. Where necessary the developer will need to calculate existing capacity of all affected utilities and present findings and projection of usage and demands of the TOD on the City infrastructure for the entire development rather than just phase #1.

- Notes need to be placed within the development design standards indicating all deteriorated, damaged or missing surface improvements on or surrounding the perimeter of the development area will be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, utilities, vegetation, lighting, etc., to current City development standards.

**Storm Water Utility:**

The Developer will need his Engineer to provide final design calculations for storm water collection and storm water detention basins using data for a 100-year storm event in the Davis County Area for the entire site as well phase #1. Until those calculations and utility drawings and details are completed, submitted and then reviewed, we will not be able to forecast the demand on the storm water outflow required and the direct impact to the City’s storm water system.

- All storm water catch boxes and manholes need to be designed with troughs and not with settling basins (sumps) as shown in the drawings.
- The Detention Basin contours need to be shown on the drawings and all slopes and facility sizing.
- Outlet storm water routing and overflow designs needs to be shown in the drawings.
- All manholes requiring 3-each or more pipe connections should be designed with a 5-foot diameter manhole, per City standards.
Detail drawings are needed for the outlet structure, overflow spillway, freeboard and orifice sizing.
Explanation and design shall include how all new detention basins will function with the existing detention basin.

**Culinary Water Utility:**

The Developer should request his Engineer to provide final design calculations for the culinary water flow demands, pressure demands, fire flow and location and size of connections with the City’s culinary water system.

Public Works and Engineering will evaluate the number and location of the connections and any potential supply/pressure problems and resolve those issues with the Developer’s Engineer.

The Developer will need to analyze and show calculations of the culinary water demands for the residential, commercial and industrial users in the proposed TOD development. He will need to analyze and show plans for the necessary water pressure changes where the development has several floors above grade. All culinary water supply/fire supply booster pumps and designs will be the responsibility of the Developer since the City system and pressures are fixed.

In the industrial areas, projected culinary water volumes will be required for supply line sizing, fire line sizing and connection points with the City supply pipelines:

- The culinary water and irrigation demands for the TOD will need to be calculated and then computer modeled using the City’s culinary water modeling program, to determine the required perimeter connections and the connecting pipeline sizes and the affect on the City infrastructure.
- In the drawings several gate valves are missing at intersections, on fire lines and where future development will occur.
- Corrections are needed on water lines being considered private and those public waterlines.
- Several additional fire hydrants are needed.
- Several details are needed of water meters and vaults.
- Several connections with existing waterlines are incorrectly labeled.
- Hot tap connections will be required when connections are to existing City pipelines.
- Connections and meter locations for irrigation water needs to be shown as well the requirement for backflow prevention.

**Sanitary Sewer Utility:**

The Developer will need his engineer to provide final design calculations for the sanitary sewer normal daily flows and peak flows from the site and the connection locations for discharge into the City’s sanitary sewer system.

The City staff is in agreement with the results of the monitoring of the existing sanitary sewer flows in the City’s downstream sewer pipeline.
The developer will need to show to Public Works and Engineering how the proposed total development (future Phases) will not impact existing City facilities down stream of the TOD. The design should be completed and submitted to Public Works and Engineering to evaluate the connection points and any potential problems due to peak flows down stream of the TOD.

- The Developer’s Engineer has shown a dual sanitary sewer pump drawing but has not included design and sizing calculations. The Developer’s Engineer should present full design details of the lift station.
- Wyes are required to connect sewer laterals to any main.

Geotechnical Issues:

- Pavement design depths need to be shown on the drawings for all roadways.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
Kim Dabb, Operations Manager
Dan Schuler, SWPPP Manager
NOTE: IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED.
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IRRIGATION SCHEDULE

MANUFACTURER/MODEL/DESCRIPTION

HUNTER MPX PRESS IN PRESS CO
TURF Booster at 1/2" CAP for PUMP UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 1/2" PVC (1.45 LPS MAX), IMPACT ROLLER SCALE ON PRESS CO BODY, 2-WIRE DECODER CONTROLLER WITH 99 STATION MEMORY, REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO TWO MILES AWAY  COMMERCIAL USE. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER ICV-G
2-WIRE DECODER CONTROLLER WITH 99 STATION MEMORY, REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO TWO MILES AWAY  COMMERCIAL USE. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER ACC-99D
REDUCED PRESSURE BACKFLOW PREVENTER, INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP3000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP2000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER WSS
HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI.

HUNTER ACC
I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER PLD-04-18 (18)
DRIPLINE WITH BUILT-IN CHECK VALVE. 0.4 GPH EMITTERS

HUNTER RZWS-SLEEVE-18-50
INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP STRIP PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP CORNER PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP3000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP2000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER RZWS
DRIPLINE WITH BUILT-IN CHECK VALVE. 0.4 GPH EMITTERS

HUNTER RZWS-SLEEVE-18-50
INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER ICV-G
2-WIRE DECODER CONTROLLER WITH 99 STATION MEMORY, REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO TWO MILES AWAY  COMMERCIAL USE. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER ACC-99D
REDUCED PRESSURE BACKFLOW PREVENTER, INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP3000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP2000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER WSS
HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI.

HUNTER ACC
I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER PLD-04-18 (18)
DRIPLINE WITH BUILT-IN CHECK VALVE. 0.4 GPH EMITTERS

HUNTER RZWS-SLEEVE-18-50
INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP STRIP PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP CORNER PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP3000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP2000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER RZWS
DRIPLINE WITH BUILT-IN CHECK VALVE. 0.4 GPH EMITTERS

HUNTER RZWS-SLEEVE-18-50
INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER ICV-G
2-WIRE DECODER CONTROLLER WITH 99 STATION MEMORY, REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO TWO MILES AWAY  COMMERCIAL USE. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS, INSTALL AS NOTED.

HUNTER ACC-99D
REDUCED PRESSURE BACKFLOW PREVENTER, INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP3000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.

HUNTER MP2000 PROS-06-PRS40-CV
PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY.
NOTE: IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED.

IRRIGATION BUBBLER PLAN

MATCH LINE SHEET L150

MATCH LINE SHEET L160

FILENAME: C:\Users\Eric\Dropbox\Colony Clearfield 1B\CLEARFIELD-IRRIGATION SHEETS.dwg

TAB: L140

PLOT DATE AND TIME: 4/10/2015 1:01 AM

DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in - DIMENSIONS AND NOTES TAKE PRECEDENCE
NOTE: IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED.

IRRIGATION BUBBLER PLAN C
IRRIGATION SCHEDULE

IRREGULAR PROFILE PIPE (IRRIGATED) 18" DIA., 0.50 GPM

IRRIGATION MAINLINE: PVC SCHEDULE 40

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

ICR REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO TWO MILES AWAY COMMERCIAL USE. WORKS WITH HUNTER ACC, CORE, PRO, PVC, AND PRO CORE CONTROLLERS. INCLUDES TRANSMITTER, RECEIVER, SECURITY FEATURES,-hop, AND CUCTING CARD.

V.L.P. PROJECTOR 8336: DECK PLP

DRIPLINE WITH BUILT-IN CHECK VALVE. 0.4GPH EMMITTERS

INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. 40" L ID 1/2" NPT STEEL SCREEN.

HUNTER ICV-G

MANUFACTURER/MODEL/DESCRIPTION

PATTERN. UV RESISTANT.

HUNTER MP2000 PROS-06-PRS40-CV

360 ARC.

HUNTER MP1000 PROS-06-PRS40-CV

M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE

HUNTER MP CORP BODY PLD-04-18 (18)

FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.

HUNTER HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI.

HUNTER MP STRIP PROS-06-PRS40-CV

ROTATOR NOZZLE ON PRS40 BODY. R=RED 360 ARC.

HUNTER MP CORP BODY PLD-04-18 (18)

ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270.

HUNTER MP CORP BODY PLD-04-18 (18)

Hy100 Filter System. Pressure Regulation: 25PSI.

HUNTER MP CORP BODY PLD-04-18 (18)

Pressure Regulation: 25PSI.

HUNTER MP CORP BODY PLD-04-18 (18)

Pressure Regulation: 25PSI.

HUNTER MP CORP BODY PLD-04-18 (18)

Pressure Regulation: 25PSI.

HUNTER MP CORP BODY PLD-04-18 (18)

Pressure Regulation: 25PSI.
TO: The Clearfield City Planning Commission
FROM: Scott A. Hess
       Development Services Manager
       scott.hess@clearfieldcity.org (801) 525-2785
MEETING DATE: July 10, 2013
SUBJECT: Public Hearing, Discussion and Possible Action on RZN 1504-0001 a request by Con Wilcox on behalf of Wilcox Farms for a Rezone of a portion of property from Commercial (C-2) to Residential (R-3), located at 850 West 1600 South (TIN: 12-391-0014). The total property is approximately 3.371 aces, with the rezone request totaling 2.28 acres.

RECOMMENDATION

Move to recommend to the City Council Approval as conditioned, RZN 1504-0001 a request by Con Wilcox on behalf of Wilcox Farms for a Rezone of 2.28 acres of property from Commercial (C-2) to Residential (R-3), located at 850 West 1600 South (TIN: 12-391-0014), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
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<tbody>
<tr>
<td>Project Name</td>
</tr>
<tr>
<td>Site Location</td>
</tr>
<tr>
<td>Tax ID Number</td>
</tr>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Proposed Actions</td>
</tr>
<tr>
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</table>
RZN 1504-0001 Wilcox Farms Rezone C-2 to R-3
6 MAY 2015 PC Meeting

<table>
<thead>
<tr>
<th>Surrounding Properties and Uses:</th>
<th>Current Zoning District</th>
<th>Comprehensive Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Existing agricultural &amp; residential uses (single family)</td>
<td>A-1 (Agricultural)</td>
<td>Commercial</td>
</tr>
<tr>
<td>East: Power corridor and undeveloped manufacturing properties</td>
<td>A-1 (Agricultural)</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>South: Developed Wilcox Farms Commercial Subdivision</td>
<td>C-2 (Commercial)</td>
<td>Commercial</td>
</tr>
<tr>
<td>West: Developed Wilcox Farms Commercial Subdivision, 1000 West, then Syracuse City existing single-family residential.</td>
<td>C-2 (Commercial)</td>
<td>Commercial Syracuse City (Residential 2.90 DU/AC and 5.44 DU/AC)</td>
</tr>
</tbody>
</table>

**HISTORY**

**April 1998**
Rezoning of 16 acres referred to as “Wilcox’s Corner” from A-1 to C-2

**March 3, 2010**
Planning Commission recommends denial of request for General Plan Amendment from Commercial to Residential of Lot 14 of Wilcox Farms

**March 9, 2010**
General Plan Amendment for Lot 14 Wilcox Farms request withdrawn

**April 7, 2010**
Planning Commission recommends approval of request for a General Plan Amendment from Commercial to Residential of Lot 14, part of Lot 15, parcel 12-391-0017 and a portion of the parcel at 1525 S and 1000 West.

**April 13, 2010**
Council approves General Plan Amendment from Commercial to Residential of Lot 14, part of Lot 15, parcel 12-391-0017 and a portion of the parcel at 1525 S and 1000 West.

**June 5, 2013**
Planning Commission continues item RZN 1303-0004 at the applicant’s request, a request by Con Wilcox to rezone from C-2 to R-2 based on a denial recommendation due to limitation in General Plan to allow rezones for any additional property to multi-family in Clearfield City.

**December 9, 2014**
Council approves General Plan Amendment removing language from Chapter 4 of the City’s Affordable Housing Element which restricted any rezones to multi-family zoning classifications outside of a mixed-use zone.
ANALYSIS

Zoning Map Amendment Information:

*Current Clearfield City Zoning Map:* Parcels in question have been outlined in black. The purple color is C-2 Commercial, and the dark green color is A-1 (Agriculture).

*Clearfield City Zoning Map Amendment Requested:* Parcels in question have been highlighted orange to indicate the change from C-2 (Commercial) to R-3 (Multi-Family Residential).
Background
The proposal includes a request for approximately 2.28 acres to be rezoned from C-2 to the R-3 zone with the intent to construct 30 dwelling units, specifically designed as two 12-plexes and one 6-plex. Staff recommends that a development agreement be considered between the applicant and the City specifying exterior building materials with elevation drawings of the proposed project prior to City Council approval of a rezone to R-3.

This property is part of an overall plan for the corner of Antelope Drive and 1000 West that includes 26 businesses developed over multiple phases. The remaining property is tucked back off of Antelope Drive with no frontage on a major commercial transportation corridor. The property owner indicates that the property has been marketed as commercial for 17+ years. The property owner feels that this parcel has limited commercial viability and that multi-family residential represents the highest and best use of the property at this time.

Master Plan and Zoning
The area had an approved amendment to the General Plan to residential in 2010, that is a general designation to residential use versus a commercial use and still requires consistency and conformance with the master plan for any future rezoning. A request for a rezoning from C-2 (Commercial) to R-3 (Multiple-family residential) is currently consistent with the master plan. Rezone requests are not obligatory, but are discretionary. The change to the General Plan in December 2014 allows the City to review rezone requests to multi-family on a case by case basis and on the merits of each project.

Zoning Map Amendment
The applicant is requesting only a 2.28 acre portion of the 3.371 acre parcel to be rezoned to R-3 (Multi-Family Residential). Prior to issuance of any building permits on the split-zoned parcel, the Planning Department would require that the property go through the proper legal subdivision process. This is included as a condition of approval.

The applicant has provided a basic Site Plan showing the configuration of the proposed rezone, and the residential development in the R-3 zone. The basic density calculation can be met on the parcel as configured. The required open space is provided at approximately 39%. Parking exceeds the required standard of 2.125 stalls per unit by providing 2.2 stalls per unit. There would need to be at least one covered stall per unit to meet the R-3 code. The project is accessed off an extension of 1600 South as a public street configured at a cul-de-sac. The size and design of the cul-de-sac would need to meet fire requirements. Exterior building elevations will also be required at the Site Plan review.

Development in the R-3 zone may be pursuant to approval, full execution, and recording of a Development Agreement. Staff would recommend that a Development Agreement be in place before City Council approves any rezone in the R-3 zone.

Public Comment
No public comment has been received to date.
FINDINGS

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

<table>
<thead>
<tr>
<th>Review Consideration</th>
<th>Staff Analysis</th>
</tr>
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<tr>
<td>1) The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>This condition can be met. The General Plan land use designation is Residential. The R-3 Zone is listed as a permitted use in the Residential land use category.</td>
</tr>
<tr>
<td>2) Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>Recent changes to the General Plan language allow multi-family rezone requests to be considered on a case by case basis.</td>
</tr>
</tbody>
</table>

CONDITIONS OF APPROVAL

1. This General Plan Amendment is conditioned upon the submittal and approval of a Site Plan that is in substantial conformance with the preliminary Site Plan presented with this application.

2. Approval is conditioned upon the approval, full execution and recording of a development agreement with the city against the property.

3. Should the City Council accept the rezone of this property, prior to issuance of building permits for multi-family residential on the split-zoned parcel, it shall be properly subdivided through the City’s subdivision process and a final plat be approved, fully executed, and recorded.

ATTACHMENTS

1. Wilcox Farm Housing Development Preliminary Site Plan
TO: Planning Commission

FROM: Scott A. Hess, MPA
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: May 6, 2015

SUBJECT: Public Hearing, Discussion and Possible Action on PSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Preliminary Plat, and Street Vacation located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Public Facilities (PF) zoning district.

Public Hearing, Discussion and Possible Action on FSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Final Subdivision Plat, Street Vacation and Relocation of the 560 South right-of-way, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Public Facilities (PF) zoning district.

RECOMMENDATIONS

Move to Approve as Conditioned PSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Preliminary Plat, and Street Vacation located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197), based on findings and discussion in the staff report.

Move to Recommend to City Council Approval as Conditioned FSP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Final Subdivision Plat, Street Vacation and Relocation of the 560 South right-of-way, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197), based on findings and discussion in the staff report.
PROJECT SUMMARY

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<td>Tax ID Number</td>
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<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Proposed Actions</td>
</tr>
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<td>Current Zoning</td>
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<td>Current Master Plan</td>
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ANALYSIS

Background
This plat is for the purpose of reorganizing the City's Public Works and Parks facilities. Also, this plat will be the mechanism by which 550 South Street is vacated and moved to the south. The reason for moving the road is to allow the City operations to exist on a single parcel rather than being split down the center by a public right-of-way. The new road alignment will be called 575 East and will provide a more direct route to the businesses located east of the City Shops, while avoiding the high level of cross traffic that the City operations create.
Master Plan and Zoning
The parcels are Master Planned Business Park and zoned Public Facilities. The proposed amended plat is consistent with both the Master Plan and zoning. The area is completely surrounded by manufacturing uses with developed uses surrounding the City facility. Due to the simplicity of the plat, the Preliminary Plat approval and Final Plat approval are both recommended on this single staff report.

Subdivision Plat Approval
The plat is substantially complete. Clearfield City Public Works and North Davis Fire District have reviewed the plat, and have no comments or concerns. The plat was developed by the City Engineer, who has approved the design of all utility changes, streets, and city infrastructure.

Public Comment
No public commend has been received to date.

CONDITIONS OF APPROVAL – PSP 1504-0004

1) The Preliminary Plat shall include all red-lines from Planning, and Public Works Departments, including but not limited necessary easements and other call-outs as required.

CONDITIONS OF APPROVAL – FSP 1504-0004

1) The Final Plat shall include all red-lines from Planning, and Public Works Departments, including but not limited necessary easements and other call-outs as required.

ATTACHMENTS
1. City Shops Subdivision Plat
TO: Planning Commission

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: May 6, 2015

SUBJECT: Discussion and Possible Action on SP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Site Plan approval, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Public Facilities (PF) zoning district.

RECOMMENDATIONS

Move to Approve SP 1504-0004 a request by Clearfield City and Clearfield Community Development and Renewal Agency, for Site Plan approval, located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197), based on discussion and findings in the staff report.

PROJECT SUMMARY

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ANALYSIS
This site is for the use of the City’s Public Works Department and Parks Division. The Site will remain very similar to the state that it exists in today with the removal of some structures including an abandoned single family home, as well as the relocation of some small accessory buildings used to house equipment.

General Plan and Zoning
The Site Plan conforms to the current General Plan land use classification and P-F (Public Facilities) zoning classification.

Site Plan Review
DESIGN STANDARDS
Chapter 18 Design Standards does not pertain to this request as there are no changes to existing structures.

SITE CIRCULATION and PARKING
The site circulation is improving dramatically through the vacation and relocation of 550 East Street. This will allow the internal operations of Public Works and Parks to not be impeded by the flow of traffic on a public street.

LANDSCAPING
Landscaping will be enhanced along South Main Street and the new 575 South Street in accordance with City Code.

GARBAGE DUMPSTER
All garbage collection facilities will exist behind the fence and screened.

FENCING PLAN
Fencing along South Main Street and 575 South must not be chain link per City Code.

SIGN PACKAGE
Signage is not included as part of this Site Plan approval.

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<tr>
<td>North</td>
<td>Pioneer Adult Rehabilitation Center</td>
<td>P-F (Public Facilities)</td>
</tr>
<tr>
<td>East</td>
<td>Jennmar Corporation, Union Pacific Rail Lines</td>
<td>M-1 (Manufacturing)</td>
</tr>
<tr>
<td>South</td>
<td>Morgan Pavement</td>
<td>M-1 (Manufacturing)</td>
</tr>
<tr>
<td>West</td>
<td>Manufacturing Uses</td>
<td>M-1 (Manufacturing)</td>
</tr>
</tbody>
</table>
Public Works Review / Engineering Review
The Public Works Director and City Engineer have worked together to produce the Site Plan drawings. The plans as drawn meet City Standards for roads, access, infrastructure and utilities.

Public Comment
No additional public comment has been received outside of the previous public hearings.

REVIEW CONSIDERATIONS

Site Plan Review
Clearfield Land Use Ordinance Section 11-5-3 establishes the review considerations the Planning Commission shall make to approve Site Plans. The findings and staff's evaluation are outlined below:

<table>
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<tr>
<td><strong>1) Traffic: The effect of the site development plan on traffic conditions on abutting streets.</strong></td>
<td>The traffic circulation is being greatly improved with the vacation and relocation of 550 South Street.</td>
</tr>
<tr>
<td><strong>2) Vehicle; Pedestrian: The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.</strong></td>
<td>The site will be fully developed with sidewalk and a public street. No additional improvements are being required at this time.</td>
</tr>
<tr>
<td><strong>3) Off-Street Parking: Compliance of off-street parking facilities with Chapter 14 of this Title.</strong></td>
<td>The site meets internal parking requirements within existing parking lots.</td>
</tr>
<tr>
<td><strong>4) Loading and Unloading Facilities: The location, arrangement and dimensions of truck loading and unloading facilities.</strong></td>
<td>Not applicable to this request.</td>
</tr>
<tr>
<td><strong>5) Surfacing and Lighting; Parking: The surfacing and lighting of off-street parking.</strong></td>
<td>All roadways will be developed with paved surfaces as required by Clearfield City street standards.</td>
</tr>
<tr>
<td><strong>6) Screen Planting: The location, height and materials, of walls, fences, hedges and screen planting.</strong></td>
<td>The site is not required to provide any screen plantings.</td>
</tr>
<tr>
<td><strong>7) Landscaping: The layout and appropriateness of landscaping.</strong></td>
<td>On site landscaping will be improved along South Main Street and future 575 South Streets.</td>
</tr>
</tbody>
</table>
8) **Drainage:** The effect of the site development plan on City storm water drainage systems.

The storm detention collection systems will stay in place. The addition of green scape along South Main Street and 575 South will aid in the reduction of on-site storm water runoff.

9) **Utility:** The effect of the site development plan on City utility systems.

The Subdivision Plat documents established utility plans that meet Clearfield City requirements.

10) **Building Locations:** Consideration of building locations on the site, elevations and relation to surrounding areas (Ord. 84-06B, 9-11-1984)

Building layout is largely staying the same. Future development phases will have changes in building layout.

11) **Exterior Design:** Consideration of exterior design in relation to adjoining structures and area character to assure compatibility with other structures in the neighborhood, existing or intended. (Ord. 84-08, 10-23-1984)

Not applicable to this request.

12) **Signs:** Compliance of signs with Chapter 15 of this Title and particular consideration to the location of signs upon the site, their effect upon parking, ingress and egress, the effects upon neighboring properties and the general harmony of signs with the character of the neighborhood, existing or intended.

A sign package review will be under separate review and approval.

**CONDITIONS OF APPROVAL**

1) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Director.

2) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.

3) No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat. Final plat recordation may come in phases for large tract development.

4) All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the Development Agreement.

5) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

**ATTACHMENTS**

1. Site Plan Documents
NOTE:

Continue to coordinate with all utility companies to relocate, disconnect, and plug all services.