TO: Clearfield City Planning Commission

FROM: James Shoopman
Planner
james.shoopman@clearfieldcity.org (801) 525-2784

MEETING DATE: Wednesday, August 9th, 2017

SUBJECT: Public Hearing, Discussion, and Possible Action on FSP 1706-0009 a request by Jed Florence, for approval of the Springfield Estates Phase 4 Subdivision, 1st Amendment plat, located at approximately 2103 S 175 E (TIN: 12-544-0117), to combine lot 117 with the adjacent .08 acre Open Space tract. The combined property will be approximately .272 acres in the R-1-O zone district.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
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<tr>
<td>Project Name</td>
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<tr>
<td>Site Location</td>
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<tr>
<td>Tax ID Number</td>
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<tr>
<td>Applicant</td>
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<td>Owner</td>
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<td>Proposed Actions</td>
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<td>Current Zoning</td>
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<td>Land Use Classification</td>
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<td>Gross Site Area</td>
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BACKGROUND

This is a request to join a .08 acre open space tract with a .19 acre single family lot, both previously platted within the Springfield Estates Phase 4 Subdivision plat filed in 2004.

The Phase 4 Subdivision plat created 42 lots and two open space areas: a .08 acre tract titled as Open Space adjacent to lot 117 and a .12 acre tract titled as Detention Basin/Open Space adjacent to lot 95.

The .08 acre Open Space tract was not improved or landscaped by the developer when it was deeded to the HOA in 2009.

The Open Space tract became a nuisance and was not maintained in part because of an inoperative HOA when it was deeded to Clearfield City in 2016.

The City reached an agreement to transfer ownership of the Open Space tract to Mr. Florence to be combined with and maintained by the owner(s) of lot 117 (2103 S 175 E).
PUBLIC COMMENT
No public comment has been received to date.

CONDITIONS OF APPROVAL
1. Submittal of one corrected Mylar copy of the plat with all required signatures
2. Lienholder certificate(s) shall be added to the plat

RECOMMENDATIONS
Staff requests that Planning Commission recommend APPROVAL of the Springfield Estates Phase 4 Subdivision, 1st Amendment plat to the Clearfield City Council, upon conditions as listed above.

MOTION
I move to recommend APPROVAL of the Springfield Estates Phase 4 Subdivision, 1st Amendment plat to the Clearfield City Council, upon the following conditions:
1. Conditions as listed/outlined in this staff report
2. Additional Planning Commission recommendations (if any)
Planning Commission
STAFF REPORT

Springfield Estates Phase 4 Subdivision, 1st Amendment
Amending Lot 117
Part of the Northeast Quarter of Section 11, Township 4 North, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey
City of Clearfield, Davis County, Utah
April, 2017

Vicinity Map

Sheet 1 of 1

Legend:
- Found Monument
- Found Street Monument
- Found Street Monument and Blade Cap
- Benchmark
- Right-of-Way Centerline
- Monument Tie Line
- Adjacent Property
- Existing Structure

Basis of Bearings

The basis of bearings for this plat is
Platte Point, Sec. 11, Twp. 4 N., Range 2 W., Utah, U.S. Survey, shown
as point 1 in the map as referenced to the S. Line of Sec. 11, Twp. 4 N.,
Range 2 W., Survey: 954.740' N. 297.090' E. 36.670' R.; and the N. Line of Sec. 11, Twp. 4 N.,
Range 2 W., Survey: 954.740' N. 297.090' E. 36.670'.

Curve Table

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Narrative

The purpose of this plat is to amend Lot 117, Springfield Estates Phase 4 Subdivision, as shown on the map of said subdivision recorded in the Davis County Recorder's Office. The amendment will be for the purposes herein mentioned.