



Community Development

Planning & Zoning, Building Inspections,
Business Licensing, and CDBG Administration

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, December 3, 2014**, 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. ROLL CALL
2. APPROVAL OF MINUTES
 - A. October 15, 2014 – Special Session
 - B. November 5, 2014

PUBLIC HEARINGS:

3. Public Hearing, Discussion and Possible Action on **CUP 1411-0001**: A request by Ruth Kjar for a Home Occupation Permit within a home garage for dog and cat grooming located at 116 E. 2200 S. (TIN: 12-494-0046).
4. Public Hearing, Discussion and Possible Action on **CUP 1411-0002**: A request by Ricardo Vera for a Conditional Use Permit for an automotive repair business located at 325 W. 1700 S. suite #6 (TIN: 12-243-0011).
5. Public Hearing, Discussion and Possible Action on **GPA 1411-0003**: A request by Edward Green for a General Plan Amendment to amend language within Chapter 4 Affordable Housing to allow for rezones of property to Residential R-2 and R-3 with limitations. This change would be effective across all applicable parcels of property within Clearfield City.
6. Public Hearing, Discussion and Possible Action on **PSP 1411-0004**: A request by Jared Schofield of Jenmar for Preliminary Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).
7. Public Hearing, Discussion and Possible Action on **FSP 1411-0004**: A request by Jared Schofield of Jenmar for Final Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).

8. Public Hearing, Discussion and Possible Action on **PSP 1411-0005**: A request by Don Mckinnon of Davis Behavioral Health for Preliminary Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).
9. Public Hearing, Discussion and Possible Action on **FSP 1411-0005**: A request by Don Mckinnon of Davis Behavioral Health for Final Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).
10. Public Hearing, Discussion and Possible Action on **ZTA 1411-0006**: A request by Clearfield City Staff for Zoning Text Amendments and corrections within Title 11 Land Use and Title 12 Subdivision Regulations, Sections: 11-10-1, 11-15-4, 12-1-7, 11.13. Also this zoning text amendment will consider supplemental regulations and a definition for a use titled Swap Meet. These changes would be effective across all applicable parcels of property and zones within Clearfield City

DISCUSSION ITEMS

None at this time.

COMMUNICATION ITEMS:

11. Staff Communications – Administrative Site Plan Review
12. Planning Commissioners' Minute

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

Dated this 26th day of November, 2014
/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.

CLEARFIELD PLANNING COMMISSION MEETING

October 15, 2014

7:00 P.M. – Special Session

PRESIDING: Nike Peterson Chair

PRESENT: Kathryn Murray Commissioner
Timothy Roper Commissioner
Robert Browning Commissioner
Robert Allen Alternate Commissioner
Michael LeBaron Council Liaison

ABSENT: Brian Brower City Attorney
Scott Hess Development Services Manager
Michael Millard Alternate Commissioner

STAFF PRESENT: Adam Lenhard City Manager
JJ Allen Assistant City Manager
Christine Horrocks Building Permits Specialist

VISITORS: Brad Lasater, Kang W. Lee, Nate Narbertson, W. L. Gates, Con L. Wilcox,
Jeri Wilcox, Cameron Winqvist, Natalie Winqvist, Matthew Dunn

Pledge of Allegiance was led by Chair Peterson

APPROVAL OF THE MINUTES FROM THE SEPTEMBER 10, 2014 PLANNING COMMISSION MEETING

Commissioner Murray moved to approve as written the minutes from the September 10, 2014 meeting. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON CUP 1409-0008, A REQUEST BY KANG WOO LEE ON BEHALF OF NORTHERN UTAH COUNSELING, FOR A CONDITIONAL USE PERMIT FOR A BEHAVIORAL TREATMENT FACILITY IN THE C-2 ZONING DISTRICT LOCATED AT 49 EAST 200 SOUTH

JJ Allen stated the first two items on the agenda were for the same property. He continued discussion would be first on the Conditional Use Permit (CUP) followed by the Site Plan. He said the CUP was for a behavior treatment facility. He said in the C-2 zone Behavior, Alcohol and Drug Treatment facilities were a conditional use. He said the business operated during normal daytime business hours and did not generate objectionable noise, odors, dust or fumes to make it incompatible with the adjacent uses. He said the applicant indicated the business would be staffed during the day and there would not be any 24 hour services provided on site. Mr. Allen said the facility would serve children aged five to twelve with behavior problems that had been referred by the school system or insurance to receive behavioral treatment from licensed

professionals. He reviewed the proposed conditions of approval. Mr. Allen requested a revision to condition number one, adding Northern Utah Counseling before a Behavioral Treatment Facility. He also recommended the addition of a condition 1d) the facility shall not receive court ordered clients. Mr. Allen explained that a facility that cared for court ordered clients would fall under the City's definition of a detention or rehabilitation facility. He said a detention or rehabilitation facility was not an allowed use in the C-2 zone. Mr. Allen stated the applicant had provided copies of the company's permits and State licensing prior to the meeting.

Chair Peterson declared the public hearing open at 7:08 p.m.

PUBLIC COMMENT:

None

Commissioner Murray moved to close the public hearing at 7:09 p.m. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

Matthew Dunham , Associate Mental Health Counselor and Program Director at Northern Utah Counseling currently located at 1387 West 1800 North, Clinton, Utah, asked the commissioners what questions they had. Commissioner Browning asked to explain what type of work was done at Northern Utah Counseling. Mr. Dunham said the facility provided mental health services for Box Elder, Weber, Davis, and a portion of Salt Lake Counties. They provided intensive outpatient services and partial hospitalization facility for youth ages five to twelve. He said there were two components to the program. The day treatment provided a program for children in crisis ages five to twelve who had difficulty with respective behaviors and were not functioning at home or school. Mr. Dunham said the outpatient program was working with standard mental problems like anxiety and depression. He stated currently none of the clients were court ordered; it was a liability and it was a benefit for Northern Utah Counseling to not have court ordered clients. Commissioner Allen asked what hospitalization included. Mr. Dunham said partial hospitalization was outpatient service and the client didn't stay overnight. Commissioner Allen asked why Northern Utah Counseling chose Clearfield. Mr. Dunham said the facility was closer to the freeway and more centrally located. Commissioner Murray asked if the current location would be closed. Mr. Dunham said yes. Chair Peterson asked what the Clearfield site offered. Mr. Dunham said that 34 percent of the clients were from Clearfield and it was more advantageous for the client.

Chair Peterson reviewed the conditions of approval. The commissioners agreed to add condition of approval 1d that stated the facility shall not receive nor treat court ordered clients. Mr. Dunham asked for clarification on the definition of court ordered. JJ Allen said any individual that was ordered for treatment by the court was not eligible for treatment at Northern Utah Counseling. Mr. Dunham said they had participated in an education program for clients with substance abuse issues; however, there would be no renewal for that program when the current contract expired. Chair Peterson said that type of client changed the definition of the operation and explained City Code didn't allow that type of use in the C-2 zone. Commissioner Browning said there was court ordered and court suggested treatments. Mr. Allen said staff would follow up

with the City Attorney for clarification. Chair Peterson said anytime a client was ordered and had no other option for compliance, it would be considered court ordered.

APPROVAL OF CUP 1409-0008, A REQUEST BY KANG WOO LEE ON BEHALF OF NORTHERN UTAH COUNSELING, FOR A CONDITIONAL USE PERMIT FOR A BEHAVIORAL TREATMENT FACILITY IN THE C-2 ZONING DISTRICT LOCATED AT 49 EAST 200 SOUTH

Commissioner Roper moved to approve as conditioned, CUP 1409-0008, a conditional use permit for a behavior treatment facility located at 49 East 200 South (TIN: 12-003-0173), based on the findings and discussion in the staff report and with the following conditions:

- 1) **This Conditional Use Permit is for Northern Utah Counseling, a Behavioral Treatment Facility, located at 49 East 200 South.**
 - a. **The facility shall only operate during normal daytime business hours (7:00 AM to 8:00 PM).**
 - b. **The facility shall not provide 24 hour treatment or services to clients.**
 - c. **The facility shall not provide overnight stays, or be staffed overnight.**
 - d. **The facility shall not receive nor treat court ordered clients.**
- 2) **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.**

Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

DISCUSSION ON SP 1409-0008, A REQUEST BY KANG WOO LEE ON BEHALF OF NORTHERN UTAH COUNSELING, FOR SITE PLAN APPROVAL FOR CHANGE OF USE IN THE C-2 ZONING DISTRICT LOCATED AT 49 EAST 200 SOUTH

JJ Allen said there were two reasons the project required site plan approval. First, it was a change of use on the property. He said there were also some minor exterior modifications as well as some interior remodeling. Mr. Allen said there were no proposed changes to the site access. He said the changes were minor and in keeping with City design standards. Mr. Allen reviewed the conditions of approval. He said condition 1f referred to City Code § 11-13-23 and called for one tree per 500 square feet of landscaped area, a cash bond of 125 percent of the value of the landscaping to be installed within six months from occupancy, an automatic irrigation system be installed, and the engineer's estimate must be approved by the City. Mr. Allen said the definition of landscaping was defined in Title 5 and stated: "Natural material, free of weeds, which is intended to prevent wind and water erosion. Acceptable landscaping will consist of cultivated vegetation and flower gardens, manicured shrubs, decorative rock, decorative ground cover, or at a minimum, a well groomed lawn. Any combination of these materials is permitted." He said the area east of the building was not landscaped and was a requirement.

Chair Peterson asked if the specific items called out from City Code needed to be added to the

conditions of approval. Mr. Allen said the items did not need to be included in the motion. He said staff just wanted the applicant to be aware of the conditions. Chair Peterson said the applicant would be required to comply because it was a City standard and were not negotiable and an escrow could be set up for up to six months. Kang Lee, owner, said his architect said the ten percent landscape required was met. Mr. Allen said ten percent was the minimum requirement but there was an area that had not been landscaped previously. Mr. Lee was concerned with the cost of the landscaping. Mr. Allen said City Code allowed installation of landscape improvements within six months of occupancy. He said the options and the landscaping could be xeriscaped or designed with low maintenance materials. Mr. Lee said as it was explained he could comply.

APPROVAL OF SP 1409-0008, A REQUEST BY KANG WOO LEE ON BEHALF OF NORTHERN UTAH COUNSELING, FOR SITE PLAN APPROVAL FOR CHANGE OF USE IN THE C-2 ZONING DISTRICT LOCATED AT 49 EAST 200 SOUTH

Commissioner Browning moved to approve as conditioned SP 1409-0008: a request by Kang Woo Lee on behalf of Northern Utah Counseling for site plan approval for a change of use, in the C-2 zoning district, located at 49 East 200 South based on the findings and discussion in the staff report and with the following conditions:

- 1) **The Construction Documents submitted for building permits shall be in substantial conformance with the documents submitted in this Site Plan approval, SP 1409-0008; however, they will also include and address the following:**
 - a. **The final building plans submitted shall meet building safety standards and be to the satisfaction of the City Building Official.**
 - b. **The final building plans shall meet the minimum standards for building materials as established in C-2 Zone. The final building plans should be in substantial conformance with Chapter 18 Design Guidelines.**
 - c. **The appropriate number of parking stalls shall be delineated and designed for the site and shown on submitted construction drawings. An adequate number of stalls must meet ADA standards. Parking Stalls must be 9x20.**
 - d. **Missing or damaged concrete and asphalt must be repaired or replaced.**
 - e. **New lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.**
 - f. **A minimum of 10 percent landscaping shall be provided and meet the minimum standards set forth in City Code § 11-13-23. The property along the east side must be maintained free of weeds in accordance with Code Enforcement requirements.**
 - g. **Proposed signage must meet Title 11, Chapter 15 standards of the City Code. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.**
- 2) **The garbage dumpster must remain in the screened area indicated on the site plan.**
- 3) **Site Plan approval is subject to North Davis Fire District review and approval.**
- 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.**

Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

PUBLIC HEARING ON FSP 1410-0001, A REQUEST BY CAMERON WINQUIST TO AMEND THE LARSEN COMMERCIAL SUBDIVISION PLAT LOT 2, LOCATED AT 325 WEST 1700 SOUTH (TIN:12-243-0011, 12-243-0008)

JJ Allen said the request was actually a plat amendment not a final subdivision approval. He said there was discussion at last meeting for site plan approval for the construction of a new building. Mr. Allen said approval of the new building was conditioned upon the correction of the illegal lot split. He said the plat was substantially completed and staff was working with the applicant's engineer for the inclusion of all required easements. He said staff recommended the inclusion of public utility easements to surround the lots. Mr. Allen said the 25-foot access easement needed to continue north through the lot to 1700 South. He said a note on the plat must be made that the dividing wall separating the two parcels should be maintained in perpetuity in order to maintain the structural integrity of the southern portion of the existing building. Mr. Allen reviewed the conditions of approval.

Chair Peterson declared the public hearing open at 7:53

PUBLIC COMMENT:

None

Commissioner Allen moved to close the public hearing at 7:54 p.m. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

RECOMMENDATION OF FSP 1410-0001, A REQUEST BY CAMERON WINQUIST TO AMEND THE LARSEN COMMERCIAL SUBDIVISION PLAT LOT 2, LOCATED AT 325 WEST 1700 SOUTH (TIN:12-243-0011, 12-243-0008)

Commissioner Murray moved to recommend to the City Council approval as conditioned of FSP 1410-0001: a request by Cameron Winquist to amend the Larsen Commercial Subdivision Plat Lot 2, located at 325 West 1700 South based on the findings and discussion in the staff report and with the following conditions:

- 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 and other call-outs as required.**
- 2) **Pursuant to the Subdivision Ordinance § 12-4-5, an estimate of public improvements (as outlined in City Code § 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 prior to obtaining any certificates of occupancy.**

- 3) **Pursuant to the Land Use Ordinance § 11-13-23(C) and (D) and prior to obtaining any certificates of occupancy, the applicant either completes landscaping improvements or is subject to establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.**
- 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.**

Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON GPA 1410-0002, A REQUEST BY CON WILCOX FOR A GENERAL PLAN AMENDMENT TO AMEND FUTURE LAND USES ON PROPERTY LOCATED AT APPROXIMATELY 919 W 1600 SOUTH (TIN: 12-391-0008, 12-391-0009) FROM COMMERCIAL TO MANUFACTURING

JJ Allen said the property for discussion was Wilcox Farms Subdivision lots eight and nine. He said currently the General Plan showed commercial use for the area. He said the applicant requested the General Plan be amended to show lots eight and nine as manufacturing for the future use. Mr. Allen read from the staff analysis, "The property is currently master planned commercial as well as zoned commercial. The property has sat vacant for many years while being marketed for Commercial Use. The property is currently under contract with a warehouse/distribution use, and that land use best fits in the Manufacturing M-1 zoning district. The history of this property sitting vacant and on the market would suggest that Commercial is not the highest and best use of the property, and that a change of zoning and land use classification in the General Plan is warranted. Careful consideration should be taken for how this potential use fits in with the surrounding development."

Mr. Allen also referred to the staff report which stated:

"A request to change the land use classification in the General Plan from Commercial to Manufacturing is generally consistent with the goals and policies of the City's General Plan, outside of number 14 indicated below. Clearfield City's General Plan "Land Use Guidelines" number 2 and 10 state:

2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
10. Commercial and Manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.
12. The few remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.
14. Manufacturing and industrial activities should be limited to those areas already zoned for such uses."

Mr. Allen said the highest and best use was sometimes difficult to determine and the subject property had been vacant for some time and there was a potential user if the property was zoned M-1. He said there was already a substantial amount of property zoned for manufacturing use and careful consideration should be made before additional property was planned for manufacturing use.

Chair Peterson declared the public hearing open at 8:02 p.m.

PUBLIC COMMENT:

None

Commissioner Roper moved to close the public hearing at 8:03 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

Con Wilcox, Wilcox Farms LC, said 16 years ago in 1998 development of Wilcox Farms started with the construction of the 7-Eleven. He said since that time 26 businesses were brought to the area. Mr. Wilcox said the frontage developed first and the two subject lots had no visibility from 1000 West or 1700 South. Mr. Wilcox said Leckington Trucking chose the site for its new business location and corporate office. He said the company distributed fish and seafood to local retail stores. He said there would be low traffic volume and the business was not a trucking company. He said the product was brought in and then redistributed. Mr. Wilcox said the last sale of property was in 2007. He said the reason for the change to manufacturing was because an application was made on the C-2 property and the Zoning Administrator determined the use fit in the M-1 zone. Mr. Wilcox said an appeal was made but the decision was upheld.

Chair Peterson said there were two requests on the same property. The General Plan needed to be opened and amended before the rezone could happen. She said there were conditions that the Planning Commission needed to consider and discuss. Chair Peterson said when considering the General Plan Amendment, the full entitlement of the M-1 zone would be given to the property. Commissioner Allen asked if any permitted use in the M-1 zone could apply and would be allowed if the General Plan was changed and the property rezoned to M-1. Chair Peterson said yes, the zoning entitled the land. Commissioner Allen said he was hesitant to rezone the property for that reason. Commissioner Browning asked who owned the agricultural land to the north. Chair Peterson asked Mr. Wilcox to explain property ownership in the area. Mr. Wilcox gave the commissioners a plat of the subdivision and said lots 8, 9, 11, 12 and 14 were the vacant lots in the subdivision. He said he was willing to put more property into an M-1 zones and would place restrictions in the M-1 zone with the Codes, Covenants and Restrictions for Wilcox Farms. Mr. Wilcox said he thought it was best to finish out the development and for the City.

Commissioner Allen asked if the M-1 zone was the only option. Chair Peterson said, as presented, the business would be allowed only in the M-1 zone and the Planning Commission needed to determine if the rezone was a good fit for any permitted use in the M-1 zone. Commissioner Allen said he was in favor of a light manufacturing zone. Commissioner Browning was concerned that 1600 South was not designed for large truck traffic. He was in favor of the

proposal.

Chair Peterson asked the commissioners if M-1 was the highest and best use for the property and read from the City's Land Use Guidelines which stated: "manufacturing and industrial activities should be limited to those areas already zoned for such uses." She said the commissioners needed to state on record the findings why the action taken was the best use for the property. Commissioner Roper said he was back and forth on the issue, that he didn't want to prevent future business, but he was concerned about the future impact. He said the property wasn't visible and a commercial business would have difficulty with the location.

Chair Peterson asked the commissioners to consider the General Plan amendment and determine if the proposed use was the highest and best use of the land. Commissioner Allen said the use might be the highest use in 16 years but not the best use. Commissioner Roper agreed and questioned if it was the best use for the property. Commissioner Browning said there was plenty of manufacturing area in Freeport Center. He expressed his opinion the request was a positive for the City and while it was not the letter of the General Plan it was in keeping with the spirit of the General Plan which was to make Clearfield City the best possible.

Commissioner Roper said he knew businesses that wanted to come to Clearfield but didn't want to be located in the Freeport Center and the site could be a good option for those businesses. Commissioner Murray said the trucking business was not a heavy manufacturing business and could possibly be incorporated in a C-2 zone; however, the Planning Commission could not make a judgment based on one business, but what was allowed in the M-1 zone. She said a steel building was not in harmony with the characteristics of the surrounding buildings. She continued the few remaining properties in Clearfield City should be developed at the highest and best use and it was her opinion that this might be the highest but was not the best use. Commissioner Murray referred to the General Plan guidelines number 14 and said a decision should not be made on what looked like a good fit because there was no guarantee how long the business would be there. She said any decision made must be in writing. Commissioner Murray said she could not in good conscience rezone the property to M-1, but agreed that something between the extreme manufacturing and C-2, similar to the flex business area of Clearfield Station, would feel more comfortable. Commissioner Allen said hazardous materials were allowed in the M-1 zone and businesses with hazardous materials could be located adjacent to commercial areas. He said the request completely defied the intent of zoning and he would advise another option.

Chair Peterson said it was difficult because there was an application for a lot, but the Planning Commission needed to consider the request without the proposal that was brought forth.

Adam Lenhard commented on the street construction and said any truck traffic would have wear and tear, but that the street was constructed according to the City's standard. He said the M-1 zone had provisions that specifically prohibited uses that created traffic hazards, excessive noise, dust, fumes, odors, smoke, vapor, vibration or industrial waste disposal problems. Mr. Lenhard said those types of uses would not be allowed. Commissioner Browning said a light industrial zone was needed and recommendation of approval could not be made with the current zoning.

JJ Allen said Planning Commission could make a recommendation for staff to prepare an

ordinance to adopt a new zoning classification for light manufacturing. He said research would be done and presented to the Planning Commission and City Council. It would also require a change to the General Plan to state that option was available. Councilmember LeBaron said he would like to see that in the future, but the current decision was if the property could be rezoned to M-1. Chair Peterson stated both items would be a recommendation to the City Council.

Con Wilcox stated he was a four generation farmer in the area and wanted to leave a legacy to the area. He said he was asking for help and direction from the City to finalize the development. He said he was willing to do what was needed to move the development forward.

Commissioner Murray said the Planning Commission didn't have a problem with the development that was being requested, but with the zoning. She said it would be good to get a zone that didn't have holes. Commissioner Murray said the project needed to be approved the right way and not through the back door. She said the commissioners understood the frustration of the applicant. Chair Peterson asked the commissioners for final comments on a recommendation to the City Council. Commissioners Allen and Murray said they would move to deny but recommended consideration of a new zone.

JJ Allen told the applicant that the timing for a new zone was about a three month process. Brad Lasater said it would not be an ugly steel building. He said the trucking company had been around for 14 years and would continue to be around for a while. Mr. Lasater said there was bad planning in the beginning with the creation of the deep lots that had no visibility from 1700 South and 1000 West.

Commissioner Roper said he would move to deny but would like some light industrial zone for the future. Commissioner Browning said there was a gap in the zoning ordinance and the tools were not available to help match the highest and best use.

RECOMMENDATION OF DENIAL OF GPA 1410-0002, A REQUEST BY CON WILCOX FOR A GENERAL PLAN AMENDMENT TO AMEND FUTURE LAND USES ON PROPERTY LOCATED AT APPROXIMATELY 919 W 1600 SOUTH (TIN: 12-391-0008, 12-391-0009) FROM COMMERCIAL TO MANUFACTURING

Commissioner Allen moved to recommend denial to the City Council on General Plan Amendment GPA 1410-0002 based on the findings and discussion in the staff. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Browning, Roper, Murray, and Allen. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON RZN 1410-0002, A REQUEST BY CON WILCOX FOR A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 919 WST 1600 SOUTH (TIN: 12-391-0008, 12-391-0009) FROM COMMERCIAL (C-2) TO MANUFACTURING (M-1)

Chair Peterson declared the public hearing open at 8:50 p.m.

PUBLIC COMMENT:

None

Commissioner Murray moved to close the public hearing at 8:51 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

RECOMMENDATION OF DENIAL OF RZN 1410-0002, A REQUEST BY CON WILCOX FOR A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 919 WEST 1600 SOUTH (TIN: 12-391-0008, 12-391-0009) FROM COMMERCIAL (C-2) TO MANUFACTURING (M-1)

Commissioner Murray moved to recommend to the City Council denial of the rezone of RZN 1410-0002 based on the findings and discussion in the staff report. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

Chair Peterson said the items would be presented to the City Council with that recommendation.

Con Wilcox said for the record the use did fit in the C-2 zone. He said he had legal counsel review the ordinance. Mr. Wilcox said he was looking for direction to fix the problem. He said he had offered all he could to put restrictions and covenants on the property to protect the business owners. He asked for direction to fix the problem. He said he had waited 16 years for a sale and there was no direction to fix it.

Commissioner Allen moved for a recess at 8:55 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

The meeting reconvened at 9:06 p.m.

STAFF REPORTS

Nothing to report.

PLANNING COMMISSIONERS' MINUTE

Commissioner Browning – Said he was glad he missed the last meeting; it looked like a long one.

Commissioner Roper – Nothing.

Commissioner Murray – Nothing.

Commissioner Allen –Recommended that staff begin the process to create a light industrial zone.

Commissioner Peterson – Concurred with Commissioner Allen’s request.

Commissioner Murray moved to adjourn as Planning Commission at 9:07 p.m. and reconvene as the Appeal Board. Seconded by Commissioner Browning. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

CLEARFIELD CITY PLANNING COMMISSION MEETING
(Acting in Quasi-Judicial Capacity as the Appeal Authority)

APPROVAL OF THE MINUTES FROM THE OCTOBER 1, 2014 APPEAL BOARD MEETING

Commissioner Murray moved to approve the minutes of the October 1, 2014 meeting as written. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

APPROVAL OF THE FINDINGS, CONCLUSIONS AND DETERMINATION BY THE APPEAL AUTHORITY REGARDING ZD 1409-0007

Commissioner Murray moved to approve the Findings, Conclusions and Determination by the Appeal Authority regarding ZD 1409-0007. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

Commissioner Allen moved to adjourn as the Appeal Authority at 9:09 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen. Voting NO: None.

CLEARFIELD PLANNING COMMISSION MEETING

November 5, 2014

7:00 P.M. - Regular Session

PRESIDING: Nike Peterson Chair

PRESENT: Kathryn Murray Commissioner
 Timothy Roper Commissioner
 Robert Browning Commissioner
 Robert Allen Commissioner
 Michael Millard Commissioner
 Michael Britton Alternate Commissioner
 Brady Jugler Alternate Commissioner
 Steve Parkinson Alternate Commissioner
 Michael LeBaron Council Liaison

ABSENT: Amy Mabey Commissioner
 Brian Brower City Attorney

STAFF PRESENT: JJ Allen Assistant City Manager
 Scott Hess Development Services Manager
 Christine Horrocks Building Permits Specialist

VISITORS: Vern Hamblin, Jack Garcia, Nathan Rist

Pledge of Allegiance was led by Chair Peterson

APPROVAL OF AGENDA

Commissioner Murray moved to approve the agenda as written. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen, Millard, and Parkinson. Voting NO: None.

APPROVAL OF MINUTES FROM OCTOBER 1, 2014 PLANNING COMMISSION MEETING

Commissioner Allen moved to approve the minutes of October 1, 2014 as written. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen and Millard. Voting NO: None. Commissioner Parkinson abstained from voting because he was not at the meeting.

PUBLIC HEARING AND DISCUSSION ON CUP 1408-0002, A REQUEST BY ABRAHAM SANCHEZ ON BEHALF OF AMERICAN PAWN, INC., FOR A CONDITIONAL USE PERMIT FOR A PAWN AND SECONDHAND BUSINESS LOCATED AT 699 SOUTH STATE STREET WITHIN UNITS 699, 687, AND 683 (TIN: 12-004-0182)

Scott Hess said the pawn shop was formerly Star Pawn and had been in business since 2010. He said the name change and use of additional space in the building caused the need for the Conditional Use Permit (CUP). Mr. Hess reviewed the conditions of approval.

Chair Peterson declared the public hearing open at 7:14 p.m.

PUBLIC COMMENT:

None

Commissioner Browning moved to close the public hearing at 7:15 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen, Millard, and Parkinson. Voting NO: None.

Jack Garcia with American Pawn asked the commissioners if they had any questions. Commissioner Millard asked why there were multiple addresses. Scott Hess stated it legalized the entire building for use as a pawn business. He said he was aware of no calls or complaints about the business. Commissioner Millard disclosed that he was a law enforcement officer with Salt Lake City and worked with pawn shops. He was also a member of the Utah State Pawn Board. He said it was his opinion there was no conflict of interest in the matter because he was not connected to the request or the pawn shop specifically.

Commissioner Allen said he had no objections to the business. Commissioner Roper asked if the pawn shop would match the exterior to that of the other side of the building. Mr. Garcia said there were plans to paint the building and replace the degraded awnings. Chair Peterson stated the building needed to have a cohesive look. Mr. Garcia said they would eventually stucco the building. Mr. Hess said the awning signs would be handled through administrative approval. There was discussion on the definitions of consignment shops versus pawn shops and that staff would consider presenting amendments to the definitions to bring them in line with State Code.

Commissioner Parkinson asked where the outdoor display would be located. Mr. Hess said it currently occupied a parking stall. Commissioner Browning asked about the size of the outdoor display. Mr. Hess said it was about half of a parking stall. He said a precedent was set through a prior CUP approval for a pawn business which allowed outdoor display of 100 square feet. There was discussion about the size of an outdoor display at a retail store. Mr. Hess said the pawn items displayed were typically used as opposed to new items at a retail store. Mr. Garcia said the bike rack took over one-half of the parking stall. Mr. Hess said the outdoor display American Pawn currently had was acceptable. Commissioner Roper said the business needed to look professional. After discussion on the allowable size of the outdoor storage it was determined to use the amount listed in the proposed conditions of approval.

APPROVAL OF CUP 1408-0002, A REQUEST BY ABRAHAM SANCHEZ ON BEHALF OF AMERICAN PAWN, INC., FOR A CONDITIONAL USE PERMIT FOR A PAWN AND SECONDHAND BUSINESS LOCATED AT 699 SOUTH STATE STREET WITHIN UNITS 699, 687, AND 683 (TIN: 12-004-0182)

Commissioner Allen moved to approve as conditioned CUP 1408-0002, a request by Abraham Sanchez on behalf of American Pawn, Inc., for a Conditional Use Permit for a Pawn and Secondhand business located at 699 South State Street within units 699, 687 and 683 based on findings and discussion in the staff report and with the following conditions:

- 1) **This Conditional Use Permit pertains solely to American Pawn, and is for a pawn and secondhand business to be located at 699, 687, and 683 South State Street.**
- 2) **No Title Lending or Payday Lending is permitted for American Pawn.**
- 3) **No outdoor storage is permitted. This includes, but is not limited to, such items as materials, automobiles, pawned items, automotive parts, or the like.**
- 4) **Outdoor display of goods is limited to 100 square feet, and all outdoor displays must be put away within the enclosed structure at the end of business each day.**
- 5) **The site shall be maintained in a neat and orderly manner.**
- 6) **The garbage dumpster on site must be placed in an approved screened enclosure as required by Clearfield City Code § 11-11B-12B.**
- 7) **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.**
- 8) **For this Conditional Use Permit to be in full force and effect, the Conditions of Approval shall be acknowledged and accepted in writing by both the tenant/business owner and the property owner, as joint applicants.**

Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Browning, Allen, Millard, and Parkinson. Voting NO: None.

PUBLIC HEARING AND DISCUSSION ON ZTA 1410-0004, ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE E, DOWNTOWN REDEVELOPMENT ZONE (D-R) TO AMEND THE PURPOSE, COMMERCIAL AND RESIDENTIAL RATIOS AND UNIT SIZE

Scott Hess stated City Code § 11-11E Downtown Redevelopment (D-R) was designed to encourage redevelopment of vacant or under-utilized properties in the downtown area of Clearfield City. He said no property was currently zoned D-R. He said the zone was originally established to encourage multi-story mixed use development in the downtown area. Mr. Hess said a conceptual plan for desirable downtown development similar to the intent of the D-R zone had been submitted. He said the proposed plan required amendments to the existing D-R zone which appeared to be in the best interest of the community. Mr. Hess reviewed the changes to the D-R zone and said the proposed site plan met the intent of the code but people would likely be needed in the downtown area before commercial development was viable.

JJ Allen said there was an additional change suggested for City Code § 11-11E-1, Purpose section, and said the recommended wording from Brian Brower, City Attorney, was: “The purpose of the D-R downtown redevelopment zone was to provide for attractive, vibrant, and safe urban development or redevelopment along major commercial/transportation corridors and downtown areas in the city; to encourage the development of vacant or underutilized parcels of land; and to encourage the replacement, renovation, or rehabilitation of dilapidated or decaying structures.” Mr. Allen said the change allowed the use of D-R in other areas of the City that might be along main corridors as Clearfield City lacked a defined downtown area.

Chair Peterson recognized City Reorder, Nancy Dean, and requested the commissioners who had not been sworn in to come forward. The following commissioners were sworn in: Commissioners Murray, Millard, Parkinson, Allen, Jugler, Browning, and Britton.

Chair Peterson declared the public hearing open at 7:55 p.m.

PUBLIC COMMENT

None

Commissioner Allen moved to close the public hearing at 7:56 p.m. Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Murray, Roper, Allen, Millard, and Parkinson. Voting NO: None. Commissioner Browning was not present for the vote.

Mr. Hess said there were incentives for a developer in the CDRA area. He showed the areas for the D-R zone on the map. Mr. Hess said the D-R zone was established several years ago and currently there were no properties zoned D-R. He said development spurred development and the market would drive the type of building. He said mixed-use, multi-story buildings were usually self-regulated with parking and transit was not available to support a reduction in required parking for the proposed site plan.

Commissioner Millard was concerned with removing the minimum square footage requirement of the units. Mr. Hess said developers wouldn't invest in projects that were not sellable. He suggested that the market would dictate unit size. Clearfield City was not in a market situation in which housing was a premium market rate rent and was not so expensive that tiny units would likely be developed by a developer. The D-R zone required a development agreement which provided the City an opportunity to review the specifics of proposed developments.

Commissioner Parkinson was concerned that a development agreement was used rather than zoning ordinances. Mr. Hess said that in the future the requirements could get more specific. He said the zoning code was not thrown out entirely. He said Clearfield City could not be compared with what was built in other areas. Mr. Hess said the City had received feedback on some of the requirements. Commissioner Parkinson said he didn't want zoning by development agreement. JJ Allen said the D-R zone was added when there was no development and if the City expected development then changes were needed. He said the point was valid and when the project was started additional revisions to the D-R zone might be made.

Commissioner Millard said a minimum square footage should be established. Mr. Hess said he was okay with setting a minimum for a one bedroom. Chair Peterson said she was in favor of a minimum. There was discussion about the minimum square footage and the commissioners were in favor of keeping the minimum of 700 square feet currently established in the D-R zone.

RECOMMENDATION ON ZTA 1410-0004, ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE E, DOWNTOWN REDEVELOPMENT ZONE (D-R) TO AMEND THE PURPOSE, COMMERCIAL AND RESIDENTIAL RATIOS AND UNIT SIZE

Commissioner Murray moved to recommend approval with amendments of ZTA 1410-0004, to the City Council an amendment to Title 11, Chapter 11, Article E, Downtown Redevelopment Zone (D-R) to amend commercial and residential ratios, unit size and development agreement requirements based on the findings and discussion in the staff report and with the following proposed changes:

11-11E-1: PURPOSE: The purpose of the D-R downtown redevelopment zone is to provide for attractive, vibrant, and safe urban development or redevelopment along major commercial/transportation corridors and downtown areas in the city; to encourage the development of vacant or underutilized parcels of land; and to encourage the replacement, renovation, or rehabilitation of dilapidated or decaying structures.

11-11E-4: APPROVALS REQUIRED:

- C. Development Agreement:** A development agreement shall be required for all new development in the D-R downtown redevelopment zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

11-11E-5: REGULATIONS FOR RESIDENTIAL DEVELOPMENT:

- A. Commercial Use Required:** Except as otherwise allowed through a development agreement in order to facilitate projects which, in the city's opinion, will encourage development of underutilized parcels and/or the replacement, renovation, or rehabilitation of dilapidated and decaying structures, the following requirements will apply: i) residential dwelling units shall not be permitted unless as part of a commercial development; and ii) nonresidential uses are required in the minimum habitable floor depth on the first story of all building frontage along a public street, including State Street and North Main Street.
- B. Floor Area:** Minimum unit size shall be no less than 700 square feet, average unit size, and mixture of bedroom units will be specified in the development agreement

Seconded by Commissioner Millard. The motion carried on the following vote: Voting AYE: Commissioners Murray, Millard, Roper, and Browning. Voting NO: Commissioners Allen and Parkinson.

DISCUSSION ON POTENTIAL ZONING TEXT AMENDMENTS FOR TITLE 11 AND TITLE 12

Scott Hess reviewed the list of potential zoning text changes with the commissioners and said he wanted to start on the changes soon. He said a C-3 or M-2 zone could be a buffer zone type or flex business zone with better definitions for uses currently not considered by Clearfield City. The definition for pawn shops, consignment and secondhand stores would also be addressed.

DISCUSSION ON THE PRELIMINARY SITE PLAN FOR CLEARFIELD CENTER

Scott Hess said on the four to five story building the parking structure was below at the west side of the building and would be hidden from State Street. He said a concern was trying to fit a large number of parking stalls in the development. He said there was discussion on shared parking with the Davis County Health Department building. He said on street parking could not be considered as part of the required parking.

Mr. Hess said there currently was not a high demand on State Street for commercial space and more density of downtown residential would likely be required before commercial development would be viable. Commissioner Murray asked about the billboard and the pine tree. Mr. Hess said there was a possibility of a compromise with the billboard owner to relocate the billboard, but the pine tree would be removed.

Mr. Hess said a main entrance was proposed on the west side of the building because State Street was not as welcoming for those walking and cycling, but an east side entrance was still desirable. Commissioner Parkinson said the on-street parking was not practical with vehicles backing into the City right-of-way. There was discussion that the restaurant parking requirement was over-parked and could possibly be changed. JJ Allen said it was anticipated that an application would be received and the site plan or rezone could be on an agenda in December. He said there were still some details to workout with the site plan, but staff wanted to preview this development with the Planning Commission.

STAFF REPORTS

Scott Hess welcomed the new commissioners and said there were no administrative site plan approvals to report.

PLANNING COMMISSIONERS' MINUTE

Commissioner Parkinson – said when he opposed the motion it was because of the minimum size requirement, he agreed with everything else.

Commissioner Allen – said form based code required the commissioners to be more open.

Commissioner Murray – nothing

Commissioner Roper – welcomed the new commissioners.

Commissioner Browning – was concerned with the 100 square feet for the outdoor display for the pawn shop. He commented about the improvements to the hair salon on State Street.

Commissioner Millard – welcomed new members.

Chair Peterson – welcomed the new commissioners.

Councilmember Bush – said City Council overturned the decision of the Planning Commission on the General Plan Amendment and rezone for the Wilcox Farms lots. He continued Leckington Trucking Company, proposed buyer of the property, had since moved on to other property. He mentioned the PARAT Tax and stated it allowed additional money for beautification of the City. Mr. Bush thanked the commissioners for their work and said there would be some joint work sessions in the future. He also welcomed the new members.

JJ Allen – said he had contacted the developer of the site plan just reviewed, Clearfield Center, and the minimum square footage planned for the apartments was about 700 square feet.

There being no further business to come before the Planning Commission, **Commissioner Roper moved to adjourn at 9:16 P.M. Seconded by Commissioner Murray.**



Planning Commission

STAFF REPORT

AGENDA ITEM

#3

TO: Planning Commission

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

MEETING DATE: December 3, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **CUP 1411-0001**: A request by Ruth Kjar for a Home Occupation Permit within a home garage for dog and cat grooming located at 116 E. 2200 S. (TIN: 12-494-0046).

RECOMMENDATION

Move to **approve as conditioned, CUP 1411-0001**: A request by Ruth Kjar for a Home Occupation Permit within a home garage for dog and cat grooming located at 116 E. 2200 S. (TIN: 12-494-0046), based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Soft Paws Pet garage
Site Location	116 E. 2200 S.
Tax ID Number	12-494-0046
Applicant	Ruth Kjar
Property Owner	Ruth Kjar
Proposed Actions	Conditional Use Permit – Home Occupation
Current Zoning	R-1-O Residential Single Family
Master Plan Land Use	Residential

Vicinity and Zoning Map



ANALYSIS

Comprehensive Plan and Zoning

The property is a 0.25 acre single family home within any established neighborhood in the R-1-Open zone. The Master Plan shows residential in this area of the City. The property is similar in size and configuration to surrounding neighbors.

Conditional Use Permit Review

The purpose of the CUP is to allow a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, *may* be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The request is for a Conditional Use Permit (CUP) for a Home Occupation which would include utilization of the home's attached garage. Home Occupations are legal in all residential zones of

Clearfield City. The use of a garage or accessory structure on the property requires obtaining a Conditional Use Permit.

Clearfield City Code 11-16-1 Home Occupations lists General Regulations for Home Occupations. The request to provide a dog and cat grooming service within the garage can meet Title 11-16-1 regulations. The use of the garage does not exceed the useable area or inventory storage requirements, the dwelling character remains unchanged, and the use does not require any special fixtures or equipment that would not be found in a similar home environment.

Concerns from this use revolve around additional noise and animal control on the property. The noise of dogs barking is a common sound in residential neighborhoods, but it can become a nuisance if it is not controlled. Staff would recommend that the applicant operate with a reasonable time schedule in order to limit noise impacts early in the morning and late into the evening. Also, staff would recommend that the animals are kept in a manner that controls their ability to run from the property. This would include the requirement to keep them contained within the garage for their entire service visit.

Public Comment

None received.

GENERAL STANDARDS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff’s evaluation are outlined below:

General Standard		Staff Analysis
<p>DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.</p>		
1)	<p><i>Equivalent to Permitted Use:</i> Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone:</p> <ul style="list-style-type: none"> a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; 	<p>The request is a home occupation for pet grooming within a home garage located in the R-1-O zone. This is a use that is compatible with adjacent residential properties, once the impacts are property mitigated.</p>

	<ul style="list-style-type: none"> c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses; d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values. 	
2)	<p><i>Impact Burden:</i> Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.</p>	<p>Keeping of multiple animals can become a noise nuisance to surrounding property owners. Staff would recommend that the business operate between 8:00 AM to 8:00 PM in order to avoid excessive noise early in the morning and late into the evening. Also, the animals must be kept within the garage for their entire stay in order to limit their ability to escape and become a neighborhood problem.</p>
3)	<p><i>Conform to the Objectives of the General Plan:</i> The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.</p>	<p>The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. The proposed use is not anticipated to promote blight or injure property values. Conditions of approval are proposed to mitigate impact to the surrounding properties.</p>

CONDITIONS OF APPROVAL

- 1) This Conditional Use Permit is for a home occupation pet grooming use including utilization of the home's attached garage located at 116 East 2200 South.
- 2) The business shall operate only between the hours of 8:00AM and 8:00PM.
- 3) Animals being groomed shall be kept within the garage or residence for the entire length of their stay.
- 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

None provided with this application.



Planning Commission

STAFF REPORT

AGENDA ITEM

#4

TO: Planning Commission

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

MEETING DATE: December 3, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **CUP 1411-0002**: A request by Ricardo Vera for a Conditional Use Permit for an automotive repair business located at 325 W. 1700 S. suite #6 (TIN: 12-243-0011).

RECOMMENDATION

Move to **approve as conditioned, CUP 1411-0002**: A request by Ricardo Vera for a Conditional Use Permit for an automotive repair business located at 325 W. 1700 S. suite #6, based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Vera's Auto Repair
Site Location	325 W. 1700 S. Suite #6
Tax ID Number	12-243-0011
Applicant and Property Owner	Ricardo Vera
Property Owner	George Winqvist
Proposed Actions	Conditional Use Permit – Auto Repair
Current Zoning	C-2 Commercial
Master Plan Land Use	Commercial
Gross Site Area	1.768 acres

Vicinity Map



ANALYSIS

Comprehensive Plan and Zoning

The property is a 1.77 acre commercial site with an existing structure holding multiple suites, and a new structure approved October 2014. The use requested would be placed within Suite #6 of the existing building. The Master Plan for this area shows Commercial. There are currently two approved automotive businesses within this structure.

Conditional Use Permit Review

The purpose of the CUP is to allow a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, *may* be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

AUTOMOTIVE REPAIR

Chapter 3 of the Land Use Ordinance defines Automobile Repair as “Any activity that involves the repair of any passenger auto, pickup truck, trailer, semitrailer, recreational vehicle or other vehicle where the repair includes, but is not limited to, bodywork and collision repair; the rebuilding of engines, transmissions, or differentials; electrostatic or air gun spray painting of vehicles; inspections; tune ups; oil changes; glass, tire, or brake work; or similar repairs.”

This site has had an automotive repair business within Suite #1 since 2011. Staff has not received any complaints or concerns on that business, and believes that an additional automotive repair business at this site could operate within conditions without detrimental impacts.

Impacts of automotive repair that could warrant mitigating conditions are environmental. For example, oil and other hazardous material should be stored and disposed of properly. To prevent contamination of the storm drainage system, fluids should not be allowed to leak onto the ground, and automotive parts/scrap should be disposed of in enclosed containers. An oil separator should be installed in any floor drains that enter the sewer system. In some cases within the structure at 325 West 1700 South there are no floor drains. For those sites, hazardous liquids shall be stored and contained in a manner consistent with North Davis Fire Department’s review and approval.

From an aesthetic standpoint, there may be a concern with having inoperable vehicles (awaiting repair) stored in locations visible from the Street, both 300 west and 1700 South. Conditions should be considered that limit the location and/or number of vehicles. The request as submitted does not have an Outdoor Storage component, and the site is not designed in such a way that Outdoor Storage of inoperable vehicles could be easily screened or limited. Staff would recommend that any inoperable vehicles be kept within Suite #6 if they are to be kept overnight. Vehicles awaiting repair should reside within clearly marked parking stalls on site.

Public Comment

None received.

GENERAL STANDARDS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-3 establishes the general standards and determination the Planning Commission shall make to approve Conditional Use Permits. The findings and staff’s evaluation are outlined below:

General Standard	Staff Analysis
DETERMINATION: A Conditional Use Permit shall be approved if conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth [in the Land Use Code]. If the reasonably anticipated detrimental impacts or effects of the proposed conditional use cannot be substantially mitigated or eliminated by the proposal or the imposition of conditions to achieve compliance with the standards set forth [in the Land Use Code], the Conditional Use Permit may be denied.	

<p>1)</p>	<p><i>Equivalent to Permitted Use:</i> Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those which could reasonably be expected to arise from a use that is permitted in the zone:</p> <ul style="list-style-type: none"> a. The health, safety, and welfare of the City and its present and future inhabitants and businesses; b. The prosperity of the City and its present and future inhabitants and businesses; c. The peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses; d. The tax base; e. Economy in governmental expenditures; f. The State's agricultural and other industries; g. The urban and nonurban development; h. Access to sunlight for solar energy devices; or i. Property values. 	<p>The request is for an automotive repair business within an established commercial building with similar businesses in the immediate area. This is a use that is compatible with adjacent properties, once the impacts are property mitigated.</p>
<p>2)</p>	<p><i>Impact Burden:</i> Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the municipality, surrounding neighbors, or adjacent land uses.</p>	<p>Impact burden arises from the fact that automotive businesses can become environmental hazards and can cause visual detriment due to potential problems with inoperable vehicles.</p>
<p>3)</p>	<p><i>Conform to the Objectives of the General Plan:</i> The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight or injure property values.</p>	<p>The proposed use does not limit the effectiveness of land use controls or the success of the General Plan. The proposed use is not anticipated to promote blight or injure property values. Conditions of approval are proposed to mitigate impact to the surrounding properties.</p>

CONDITIONS OF APPROVAL

- 1) This Conditional Use Permit is for an automotive repair business for Vera's Auto Repair located at 325 West 1700 South, Suite #6.
- 2) Absolutely no automotive repair services shall be conducted outside of the building's service bays.
- 3) The site shall be maintained in a neat and orderly manner and have no abandoned or leaking automotive parts except in a closed container for disposal.
- 4) An oil separator is necessary for any floor drains, it shall be cleaned and proper working order verified by the Public Works Department. It may be necessary to install a cap on top of the sewer line.
- 5) Keeping of hazardous liquids and rags used to clean up spills shall be kept in accordance with North Davis Fire District's standards.
- 6) Damaged and inoperable vehicles shall not be stored on-site overnight. Keeping of inoperable vehicles overnight inside suite #6 is acceptable.
- 7) There shall be no overflow parking offsite (on the surrounding lots, on the street, or otherwise).
- 8) For this Conditional Use Permit to be in full force and effect, the Conditions of Approval shall be acknowledged and accepted in writing by both the tenant/business owner and the property owner, as joint applicants.
- 9) 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

None provided with this application.



Planning Commission

STAFF REPORT

AGENDA ITEM
#6,7

TO: Planning Commission

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

MEETING DATE: December 3, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **PSP 1411-0004:** A request by Jared Schofield of Jenmar for Preliminary Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).

Public Hearing, Discussion and Possible Action on **FSP 1411-0004:** A request by Jared Schofield of Jenmar for Final Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).

RECOMMENDATIONS

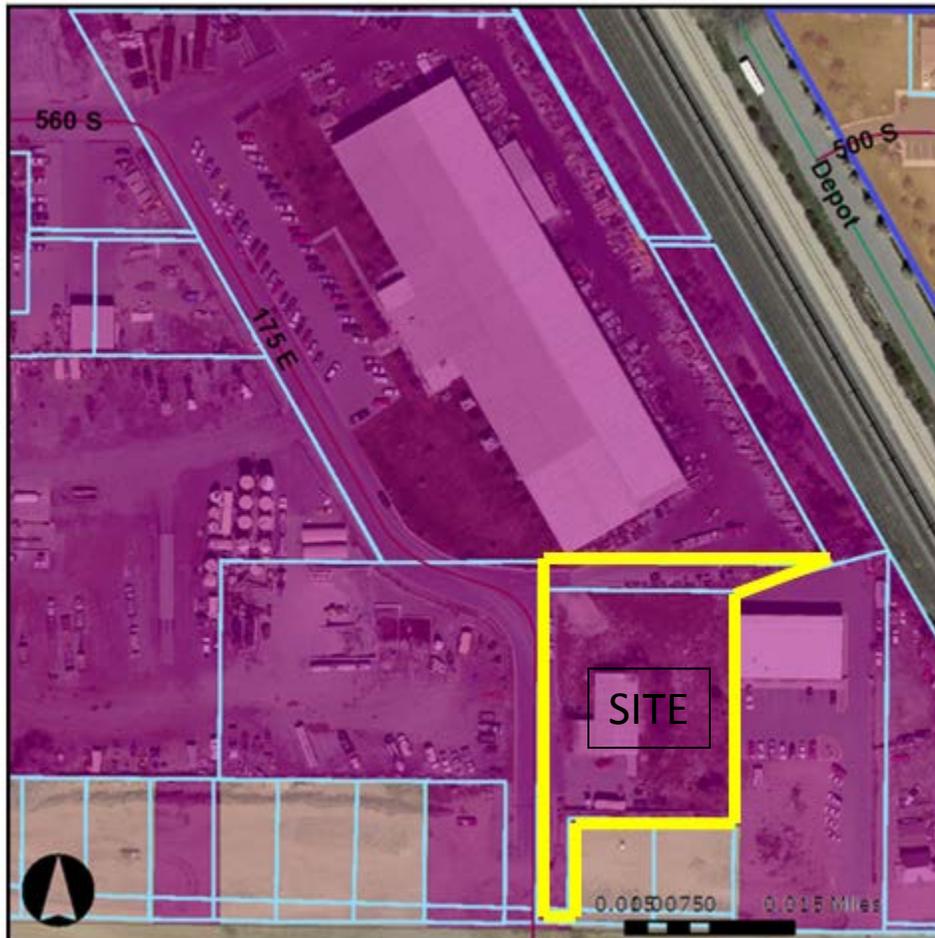
Move to Recommend to City Council Approval as Conditioned **PSP 1411-0004:** A request by Jared Schofield of Jenmar for Preliminary Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236) based on findings and discussion in the staff report.

Move to Recommend to City Council Approval as Conditioned **FSP 1411-0004:** A request by Jared Schofield of Jenmar for Final Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236) based on findings and discussion in the staff report.

PROJECT SUMMARY

Project Information	
Project Name	Summit Realty II – Subdivision
Site Location	Approx. 155 E. 550 S.
Tax ID Number	12-003-0164, 12-003-0236
Applicant	Jared Schofield
Property Owner	Summit Realty – Jenmar
Proposed Actions	Preliminary and Final Subdivision Approval
Current Zoning	M-1 Manufacturing
Master Plan Land Use	Manufacturing

Vicinity Map



ANALYSIS

Background

This plat is for the purposes of creating two lots from one single lot. The newly created lot on the east side is being developed for use by the Jenmar Company owned by Summit Realty. Jenmar needs room for expansion of manufacturing and enclosed storage area. A Site Plan will follow this application in 2015 for the construction of new improvements on the site. In order to facilitate the completion of the future site plan, the applicant would like to get the property subdivided and recorded.

Master Plan and Zoning

The parcels are Master Planned Business Park and zoned Manufacturing. The proposed amended plat is consistent with both the Master Plan and zoning. The area is completely surrounded by manufacturing uses with developed structures on three sides of the newly

formed lot. 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. Staff would recommend that there be 10 foot public utility easements placed on the exterior boundary of both parcels. This plat will create a new lot where there is currently a structure owned by Jerry's Impact Machine. The existing structure conforms to all setbacks. Furthermore, minimum lot size, access, and lot widths all conform to the M-1 Manufacturing Zone.

Clearfield City Public Works and North Davis Fire District have reviewed the plat, and have no comments or concerns. The plat is currently going through Engineering Review, and will have notes and comments for the meeting.

Public Comment

No public comment has been received to date.

CONDITIONS OF APPROVAL

- 1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited necessary easements and other call-outs as required.
- 2) 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 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 prior to obtaining any certificates of occupancy.
- 3) Pursuant to the Land Use Ordinance 11-13-23(C) and (D) Prior to obtaining any certificates of occupancy, the applicant either completes landscaping improvements or is subject to establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.
- 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. Summit Realty II – Subdivision Plat

Summit Realty II - Subdivision

A part of the Southwest 1/4 of Section 1, T4N, R2W, SLB&M, U.S. Survey

Clearfield City, Davis County, Utah

October 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Summit Realty II - Subdivision in Clearfield City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
Signed this _____ day of _____, 2014.

Andy Hubbard

DESCRIPTION

A part of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah
Beginning at a point on the North line of 700 North Street (State Route 193), being 856.50 feet South 89°48'25" East along the Section line and 62.43 feet North 0°13'08" East from the Southwest Corner of said Section 1, and running thence North 0°13'08" East 326.57 feet; thence South 89°48'25" East 265.90 feet; thence South 29°56'06" East 2.80 feet; thence South 74°21'00" West 86.35 feet; thence South 0°09'00" West 215.00 feet; thence North 89°48'25" West 154.50 feet; thence South 0°13'08" West 86.17 feet to said North line of 700 North Street (State Route 193); thence North 88°40'11" West 30.01 feet along said North line to the point of beginning.
Contains: 1.106 acres

NARRATIVE

This survey and subdivision plat were requested by Jared Schofield for the purpose of subdividing the above referenced property into two (2) Lots.
Brass cap monuments were found at the Southeast corner and the South Quarter corner of Section 1, T4N, R2W, SLB&M, U.S. Survey.
A line bearing South 89°48'25" East between these two monuments was used as the basis of bearings.

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Summit Realty II - Subdivision, as may be authorized by Clearfield City.
Signed this _____ day of _____, 2014.

Summit Realty Management, LP Impact Machine Company LLC

Frank Calandra, Jr.

Jerry Shelton

ACKNOWLEDGMENT

State of Utah }
County of Davis } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

ACKNOWLEDGMENT

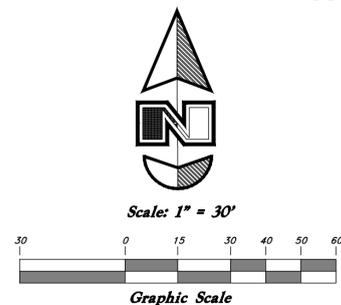
State of Utah }
County of Davis } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

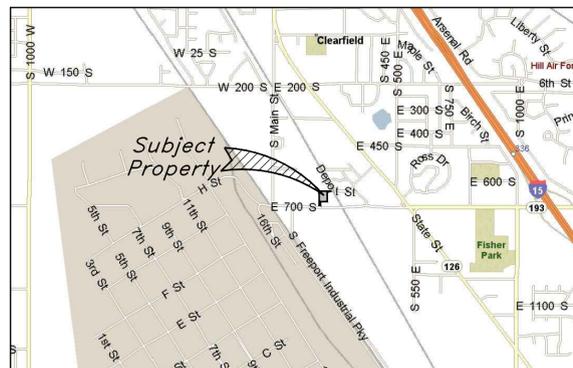
Commission Expires: _____ Print Name _____



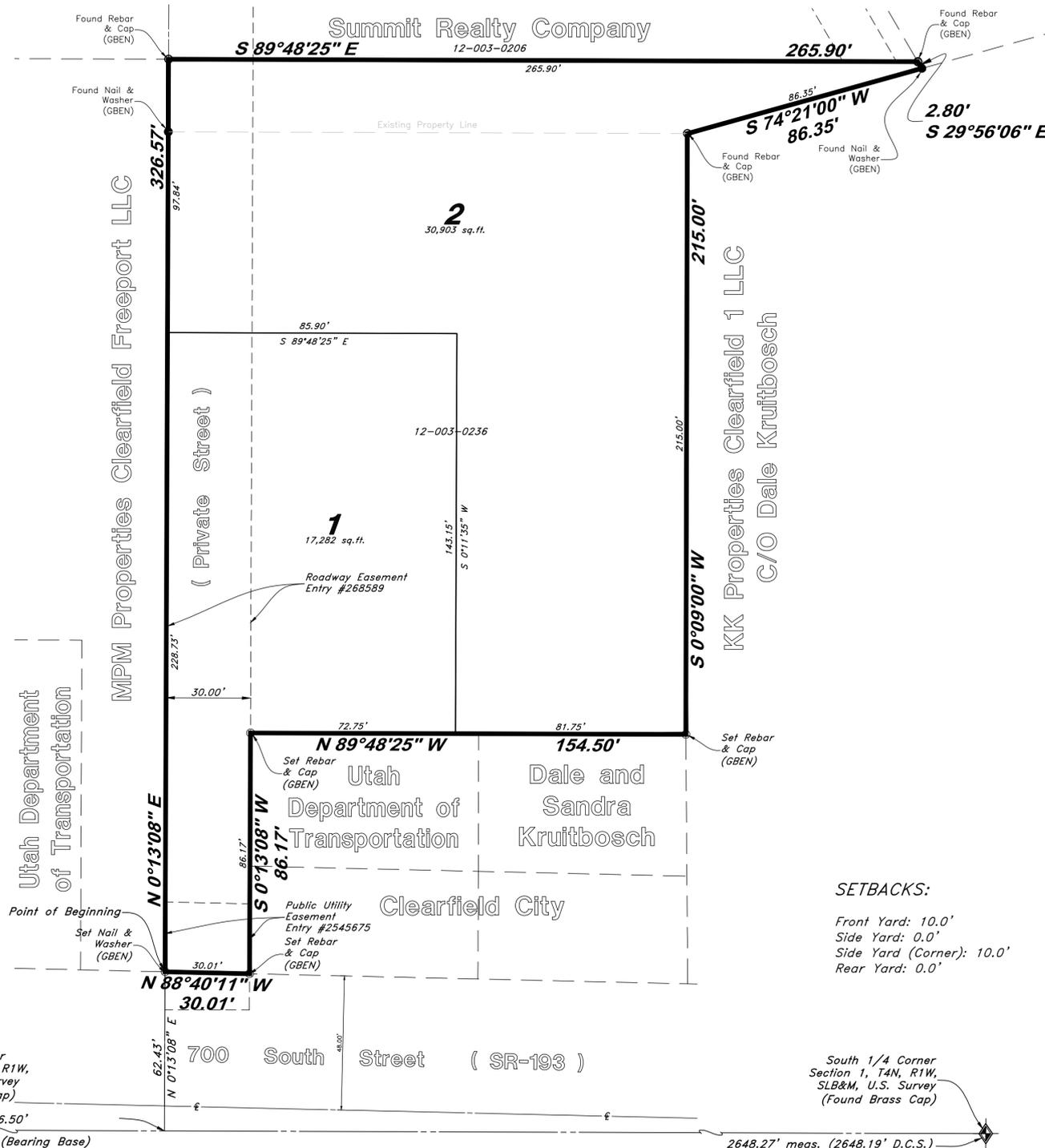
LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap
- Hub & Tack
- ⊕ Monument to be Set
- ◆ Section Corner
- (Rad) Radial line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- - - Public Utility & Drainage Easement Line

VICINITY MAP



Not to Scale



SETBACKS:

Front Yard: 10.0'
Side Yard: 0.0'
Side Yard (Corner): 10.0'
Rear Yard: 0.0'

CITY COUNCIL APPROVAL

Approved this _____ day of _____, 2014 by the Clearfield City Council.

CLEARFIELD CITY ATTORNEY

Approved as to form signed this _____ day of _____, 2014.

PLANNING COMMISSION

Approved this _____ day of _____, 2014 by the Clearfield City Planning Commission.

CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office
this _____ day of _____, 2014.



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

City Recorder

Mayor

City Attorney

Chair

City Engineer

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____ DEPUTY



Planning Commission

STAFF REPORT

AGENDA ITEM
#8,9

TO: Planning Commission

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

MEETING DATE: December 3, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **PSP 1411-0005:** A request by Don Mckinnon of Davis Behavioral Health for Preliminary Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).

Public Hearing, Discussion and Possible Action on **FSP 1411-0005:** A request by Don Mckinnon of Davis Behavioral Health for Final Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).

RECOMMENDATIONS

Move to Recommend to City Council Approval as Conditioned **PSP 1411-0005:** Requests by Don Mckinnon of Davis Behavioral Health for Preliminary Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004) based on findings and discussion in the staff report.

Move to Recommend to City Council Approval as Conditioned **FSP 1411-0005:** Requests by Don Mckinnon of Davis Behavioral Health for Final Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004) based on findings and discussion in the staff report.

PROJECT SUMMARY

Project Information	
Project Name	Davis Behavioral Health Property Combination
Site Location	Approx. 836 S. State Street
Tax ID Number	12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004
Applicant and Property Owner	Don McKinnon
Property Owner	Davis Behavioral Health
Proposed Actions	Preliminary and Final Subdivision Approval
Current Zoning	C-2 Commercial
Master Plan Land Use	Commercial

Vicinity Map



ANALYSIS

Background

This plat is for the purposes of combining four separate lots owned by Davis Behavioral Health. Clearfield City participated financially in the removal of three structures on these properties, and a condition of that partnership included combination of the lots in order to create a single pad site for future commercial construction. There is not currently a buyer or a use being proposed on the property.

Master Plan and Zoning

The parcels are Master Planned and zoned Commercial. The proposed amended plat is consistent with both the Master Plan and zoning.

Subdivision Plat Approval

Due to the simplistic nature of this plat, the Preliminary Plat and Final Plat are one in the same. There will be no phasing of lots, and the recordation of the final plat will complete the subdivision amendment. Therefore there is a single staff report for both of these items.

The plat is substantially complete as drafted. Staff would recommend that there be 10 foot public utility easements placed on the exterior boundary of the newly created single parcel. Public works and North Davis Fire have reviewed the plat, and have no comments or concerns. The plat is currently going through Engineering Review, and will have notes and comments for the meeting.

Public Comment

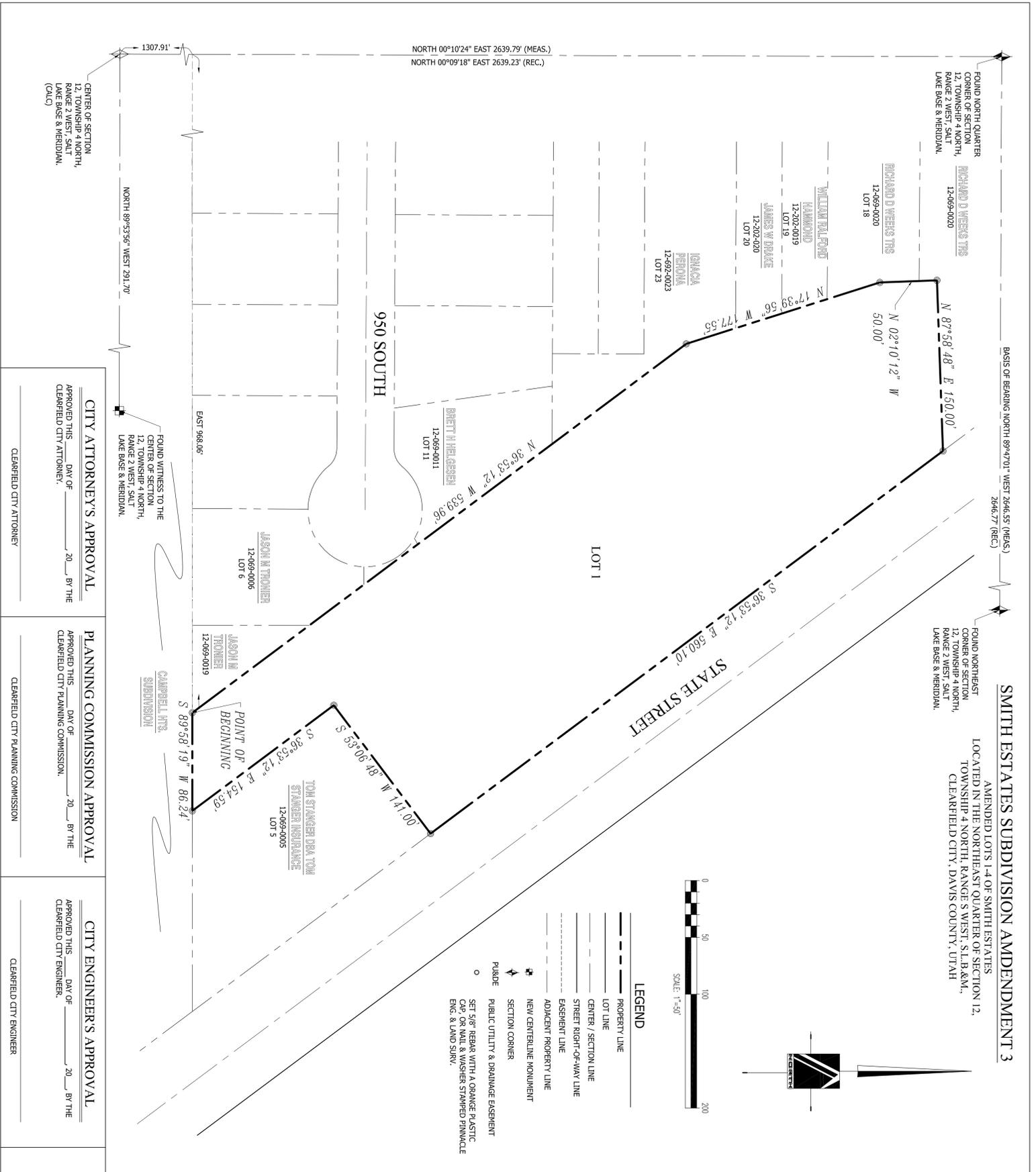
No public comment has been received to date.

CONDITIONS OF APPROVAL

- 1) The applicant shall correct the Plat to include all red-lines from Planning, Engineering, and Public Works Departments, including but not limited necessary easements and other call-outs as required.
- 2) 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 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 prior to obtaining any certificates of occupancy.
- 3) Pursuant to the Land Use Ordinance 11-13-23(C) and (D) Prior to obtaining any certificates of occupancy, the applicant either completes landscaping improvements or is subject to establishing an escrow account, as reviewed and approved by the City Engineer and City Attorney.
- 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. Smith Estates Subdivision Amendment 3



SMITH ESTATES SUBDIVISION AMENDMENT 3

AMENDED LOTS 1-4 OF SMITH ESTATES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
 TOWNSHIP 4 NORTH, RANGE 5 WEST, S.L.B. & M.,
 CLEARFIELD CITY, DAVIS COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 9/8\" REBAR WITH A ORANGE PLASTIC CAP OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FARRELL, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD A CURRENT PROFESSIONAL LICENSE IN THE STATE OF UTAH. I HAVE REVIEWED THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HERETOBE TO BE KNOWN AS: SMITH ESTATES SUBDIVISION AMENDMENT 3, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 00°10'24\"/>

DATE: _____ STEPHEN J. FARRELL
 LICENSE NO. 191517

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNER, 1 OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAN, HEREAFTER KNOWN AS SMITH ESTATES SUBDIVISION AMENDMENT 3,
 IN WITNESS WHEREOF _____ HAVE HERELIANTO SET _____ THIS _____ DAY OF _____ A.D., 20____

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF DAVIS)
 ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN DAVIS COUNTY

SMITH ESTATES SUBDIVISION AMENDMENT 3

AMENDED LOTS 1-4 OF SMITH ESTATES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
 TOWNSHIP 4 NORTH, RANGE 5 WEST, S.L.B. & M.,
 CLEARFIELD CITY, DAVIS COUNTY, UTAH



DAVIS COUNTY RECORDER
 ENTRY NO. _____ FILED FOR RECORD
 PAID _____ AND RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE CLEARFIELD CITY COUNCIL.
 ATTEST:
 CLEARFIELD CITY RECORDER _____ CLEARFIELD CITY MAYOR _____
 DAVIS COUNTY RECORDER _____ DEPUTY RECORDER _____

CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE CLEARFIELD CITY ATTORNEY.
 CLEARFIELD CITY ATTORNEY _____

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

CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE CLEARFIELD CITY ENGINEER.
 CLEARFIELD CITY ENGINEER _____

FOUND NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 WEST, S.L.B. & M. MERIDIAN.
 CENTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 WEST, S.L.B. & M. (CALC.)

FOUND WITNESSES TO THE CENTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.T. LAKE BASE & MERIDIAN.

CAMPBELL RTS. SUBDIVISION

POINT OF BEGINNING

FOUND NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.T. LAKE BASE & MERIDIAN.

FOUND NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.T. LAKE BASE & MERIDIAN.

FOUND NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.T. LAKE BASE & MERIDIAN.

FOUND NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.T. LAKE BASE & MERIDIAN.