

# Clearfield City Council Work Session

April 9<sup>th</sup>, 2024





LANDSCAPING & OPEN  
SPACE STANDARDS  
Zoning Text Amendment  
ZTA 2024-0206

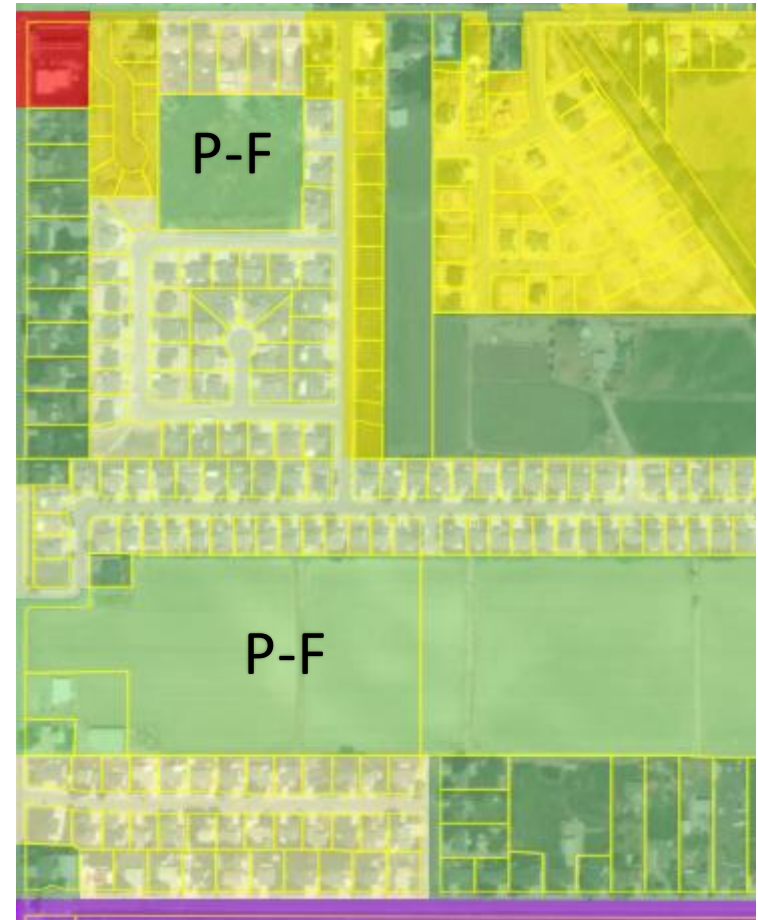


# Background Information

- With additional development planned for the Public Works Maintenance and Operations Facility, staff evaluated the P-F Zone open space and landscaping standards in greater detail
- P-F Zone to provide area for public and quasi public uses.
- Proposed amendments to establish similar landscaping standards for comparable uses.
- Some uses permitted in the P-F Zone are more industrial in nature, similar to permitted uses in the M-1 Zone
  - Public Utility Facilities, Public Works Facilities

# Properties Currently Zoned P-F (Public Facilities)

- Majority of P-F properties are city parks
- Additional P-F properties are shown below



# Summary of P-F Zone Amendments

- Reduction of required landscaped open space in the P-F Zone from 15% to 5% for the following uses:
  - Public Utility Facilities
  - Public Works Facilities
- Definition needed for Public Works Facility, which would be added to Section 11-3-3: Terms Defined
- Public Works Facility added to list of permitted uses in the P-F Zone
- Public Works & Public Utility Facilities to follow industrial landscaping standards



# Summary of Chapter 21 Landscaping Standards Amendments

- Remove Public Facility definition
- Add definition for Public Utility Facility and Public Works Facility
- Add subsection specifically for open space and landscape standards in the P-Zone
- Return tree quantity standards to 1 tree per 600 square feet of landscaped area
- Formatting changes (i.e., move some standards specific to single-family to the correct section of code)

# Staff Recommendation

Staff recommended that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2024-0206** to the City Council, a zoning text amendment by Clearfield City to amend Sections 11-10A and 11-21 of the Clearfield City Code to update the landscape open space requirements for the P-F Zone (Public Facilities) and make minor amendments to landscaping standards and requirements. This recommendation was based upon the proposed changes outlined in the staff report and presentation.



# Planning Commission Recommendation

On April 3, 2024, the Planning Commission forwarded a recommendation of **APPROVAL** for **ZTA 2024-0206** to the City Council, a zoning text amendment by Clearfield City to amend Sections 11-10A and 11-21 of the Clearfield City Code to update the landscape open space requirements for the P-F Zone (Public Facilities) and make minor amendments to landscaping standards and requirements as outlined in the staff report. The recommendation included the following modifications:

- 1) The definition for 'Public Works Facility' be added to Section 11-3-3 of the Clearfield City Code.
- 2) Commercial developments shall be landscaped with a minimum of one tree for every 500 square feet of landscape area instead of the one tree for every 600 square feet as proposed by staff.
- 3) Multi-family developments shall be landscaped with a minimum of one tree for every 400 square feet and be left unchanged instead of the one tree for every 600 square feet as proposed by staff.

The recommendation was made on a 5-1 vote with Commissioner Murray dissenting in favor of the one tree for every 600 square feet as originally proposed.







DEVELOPMENT, DESIGN, AND  
CONSTRUCTION STANDARDS  
Zoning Text Amendment  
ZTA 2024-0306



# Background Information

- The Public Works Department has worked with Jones & Associates Consulting Engineers to update Development, Design, and Construction Standards.
- Last update was approximately 10 years ago.
- Applicable to development, design, and construction activities in Clearfield City.
- Considered “land use regulations” by State Code.
- Adopted by ordinance with a new Section in Clearfield’s code (section 11-1-18).



# Proposed Section 11-1-18

## SECTION 11-1-18: CLEARFIELD DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS:

The City Engineer, or a designee, is hereby authorized to draft, approve, adopt, and interpret a set of Development, Design, and Construction Standards for development, design, and construction activity approvals in Clearfield City. Such guidelines and standards may be administratively amended from time to time as determined necessary by the City Engineer. The standards shall be based upon reasonable engineering standards and practices. Any appeal from a standard imposed by the City Engineer shall follow the modification process as outlined in Section 1.06 of the Development, Design, and Construction Standards.

# Detention & Retention Basin Elements (Draft Revisions)

Page A-9

~~Ground Covers - The surface area of the basin shall be sodded with a drought resistant turf. A minimum of four (4) inches of top soil must be installed prior to sod placement. A sprinkler irrigation system is also required for all grassed basins. Developer/contractor is responsible for establishing vegetation.~~

Ground Covers - The surface area of a multi-use basin shall be sodded with a drought resistant grass. A minimum of four (4) inches of top soil must be installed prior to sod placement. A sprinkler irrigation system is also required for all grassed basins. Basins used solely for detention/retention shall be rock-lined and incorporate decorative, drought tolerant landscaping as required by land-use ordinance.

# Detention & Retention Basin Elements (Draft Revision)

Page A- 10, 11 (Oil/Sediment Separators)

c. An approved oil/sediment separator shall be installed upstream of any basin utilizing rock lining.

~~e.~~ d. On an annual basis, Private basins with Separators shall be required to be cleaned and provide documentation to the City per the Long-Term Storm Water Maintenance Agreement.

# Design Standards (Draft Revision)

Page 7 (3.03 Design / Layout)

B. Walkways: In blocks greater than 800-ft in length, a dedicated walkway may be required.

Such walkways shall include:

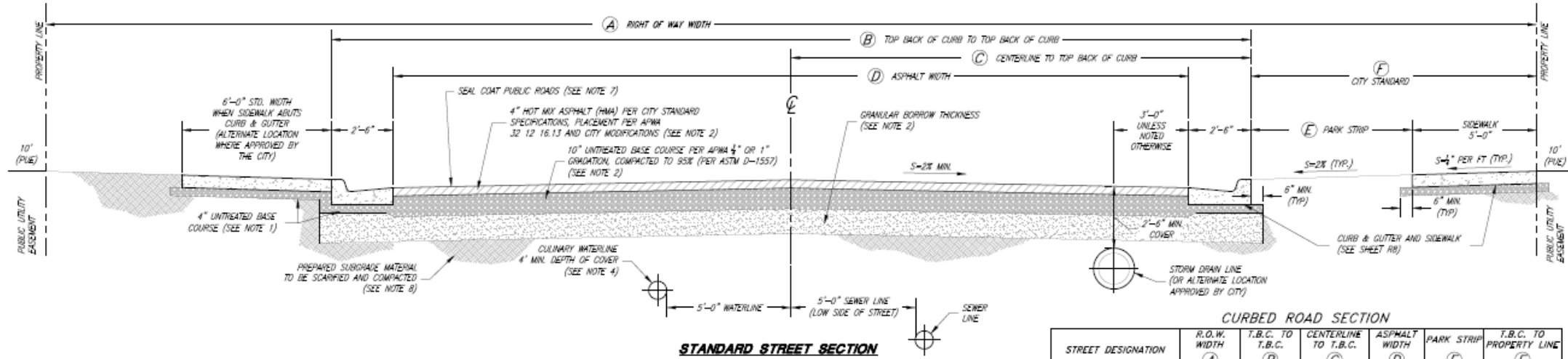
1. Concrete, minimum of 5-ft wide;
2. 4-foot Chain-link (or approved equal) fence on both sides of walkway **where chain-link is permitted, or 4-foot fence that meets the material requirements of the zone in which it is located**; and
3. Entrance barriers to prevent motorized vehicles from accessing the walkway.



# Traffic Impact Study Minimum Requirements (Appendix C)

- To identify impacts and appropriate mitigation measures and allows assessment of existing and future system safety, performance, maintenance, and capacity needs.
- Provides scope requirements for study based on level of impact (Levels 1-4)

# Standard Public Street Section



**STANDARD STREET SECTION**

**CURBED ROAD SECTION**

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	CENTERLINE TO T.B.C. (C)	ASPHALT WIDTH (D)	PARK STRIP (E)	T.B.C. TO PROPERTY LINE (F)
LOCAL RESIDENTIAL	60'-0"	37'-0"	18'-6"	32'-0"	6'-6"	11'-6"
SPECIAL RESIDENTIAL (SEE GENERAL NOTE 11)	60'-0"	41'-0"	20'-6"	36'-0"	4'-6"	9'-6"
MINOR COLLECTOR	66'-0"	47'-0"	23'-6"	42'-0"	4'-6"	9'-6"
MAJOR COLLECTOR	80'-0"	61'-0"	30'-6"	56'-0"	4'-6"	9'-6"
ARTERIAL (STATE ROADS/UDOT)	PER COORDINATION WITH THE CITY AND UDOT					

**NOTES:**

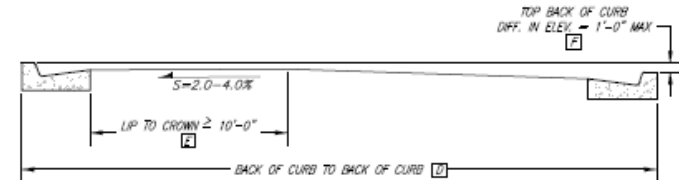
01. THE ROAD SECTION REQUIRED SHALL BE AS DETERMINED BY THE CITY BASED UPON ZONING, GENERAL PLAN, MASTER PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS, AS WELL AS THE PROXIMITY TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.
02. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY.

**GENERAL NOTES:**

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95% PER ASTM D-1557.
2. THE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE REQUIRED TO BE ADJUSTED WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE STABILITY, OR PER THE GEOTECHNICAL REPORT OR CITY DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 4" THICK AND UNTREATED BASE COURSE LESS THAN 10" THICK. GRANULAR BORROW THICKNESS PER GEOTECHNICAL REPORT.
3. ALL ROAD CUTS SHALL BE PATCHED PER SHEET R9 AND SHEET R10
4. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
5. THE 5'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE T.B.C., IT MUST BE A MINIMUM OF 6'-0" IN WIDTH.
6. NATURAL GAS AND POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES IN THE 10' PUBLIC UTILITY EASEMENT.
7. SEAL COAT NEW PAVEMENT APPROXIMATELY 6 MONTHS TO ONE YEAR AFTER INSTALLATION, PRIOR TO THE END OF THE ONE-YEAR DEVELOPMENT WARRANTY PERIOD, OR AS OTHERWISE DIRECTED BY THE CITY. "SEAL COAT" CONSISTS OF THE FOLLOWING:
  - a. TYPE II SLURRY SEAL (RESIDENTIAL ROADS);
  - a. CHIP SEAL WITH CAPE SEAL (LIGHTWEIGHT AGGREGATE).
8. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW, 3" MAX.
9. ALL EARTHWORK SHALL BE SUBJECT TO SOIL TESTING.
10. TREES IN PARK STRIPS MUST BE APPROVED BY THE CITY.

**GENERAL NOTES CONT.:**

11. THE SPECIAL RESIDENTIAL STREET SECTION SHALL BE USED FOR RESIDENTIAL ROADWAYS THAT QUALIFY TO BE WIDER (AS PER UTAH CODE 10-94-508(5)). THE CITY CAN REZONE THE INSTALLATION OF PAVEMENT IN EXCESS OF 32 FEET FOR RESIDENTIAL ROADS THAT MEET THE FOLLOWING CONDITIONS:
  - TO ADDRESS SPECIFIC TRAFFIC FLOW CONSTRAINTS AT AN INTERSECTION, MID-BLOCK CROSSINGS, OR OTHER AREAS;
  - TO ADDRESS AN APPLICABLE GENERAL OR MASTER PLAN IMPROVEMENT, INCLUDING TRANSPORTATION, BICYCLE LANES, TRAILS, OR OTHER SIMILAR IMPROVEMENTS THAT ARE NOT INCLUDED WITHIN AN IMPACT FEE AREA;
  - TO ADDRESS TRAFFIC FLOW CONSTRAINTS FOR SERVICE TO OR ADJUTING HIGHER DENSITY DEVELOPMENTS OR USES THAT GENERATE HIGHER TRAFFIC VOLUMES, INCLUDING COMMUNITY CENTERS, SCHOOLS, AND OTHER SIMILAR USES;
  - AS NEEDED FOR THE INSTALLATION OR LOCATION OF A UTILITY WHICH IS MAINTAINED BY THE MUNICIPALITY AND IS CONSIDERED A TRANSMISSION LINE OR REQUIRES ADDITIONAL ROADWAY WIDTH;
  - FOR THIRD-PARTY UTILITY LINES THAT HAVE AN EASEMENT PREVENTING THE INSTALLATION OF UTILITIES MAINTAINED BY THE MUNICIPALITY WITHIN THE ROADWAY;
  - FOR UTILITIES OVER 12 FEET IN DEPTH;
  - FOR ROADWAYS WITH A DESIGN SPEED THAT EXCEEDS 25 MILES PER HOUR;
  - AS NEEDED FOR FLOOD AND STORMWATER ROUTING;
  - AS NEEDED TO MEET FIRE CODE REQUIREMENTS FOR PARKING AND HYDRANTS;
  - OR AS NEEDED TO ACCOMMODATE STREET PARKING.



**CROWN NOTES:**

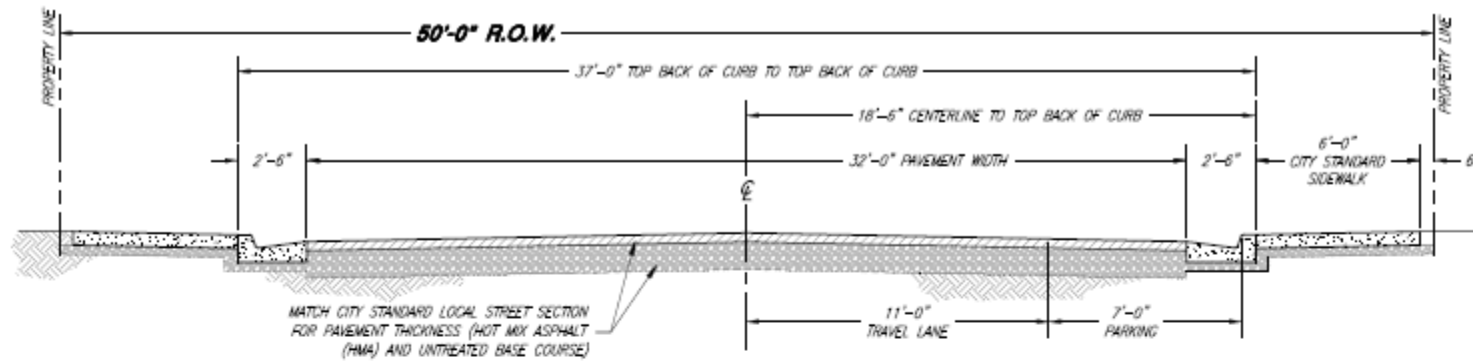
- A1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED 1'-0" AS SHOWN IN DETAIL AND TABLE
- A2. ON ARTERIAL STREETS AND CERTAIN STREETS APPROVED BY THE CITY ADMINISTRATIVE LAND USE AUTHORITY, THE CITY WILL PROVIDE A PAVEMENT DESIGN, LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY.
- A3. ALL OTHER PROPOSED STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY.

(A)	(B)	(C)
41'-0"	18'-0"	0'-0"
41'-0"	12'-0"	0'-6"
41'-0"	10'-0"	1'-0"
47'-0"	21'-0"	0'-0"
47'-0"	10'-6"	0'-6"
47'-0"	10'-6"	1'-0"
CUL-DE-SAC		
1'-0" MAX.		

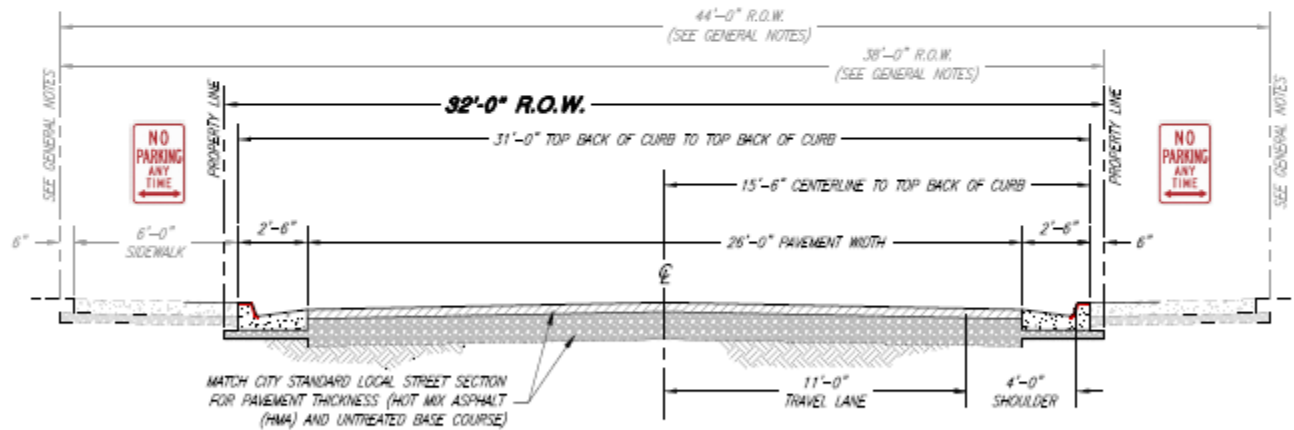
**CROWN LOCATION FOR VARIOUS CROSS SLOPES**



# Standard Private Street Section



**50' RIGHT-OF-WAY  
PRIVATE ROADWAY STREET SECTION A**

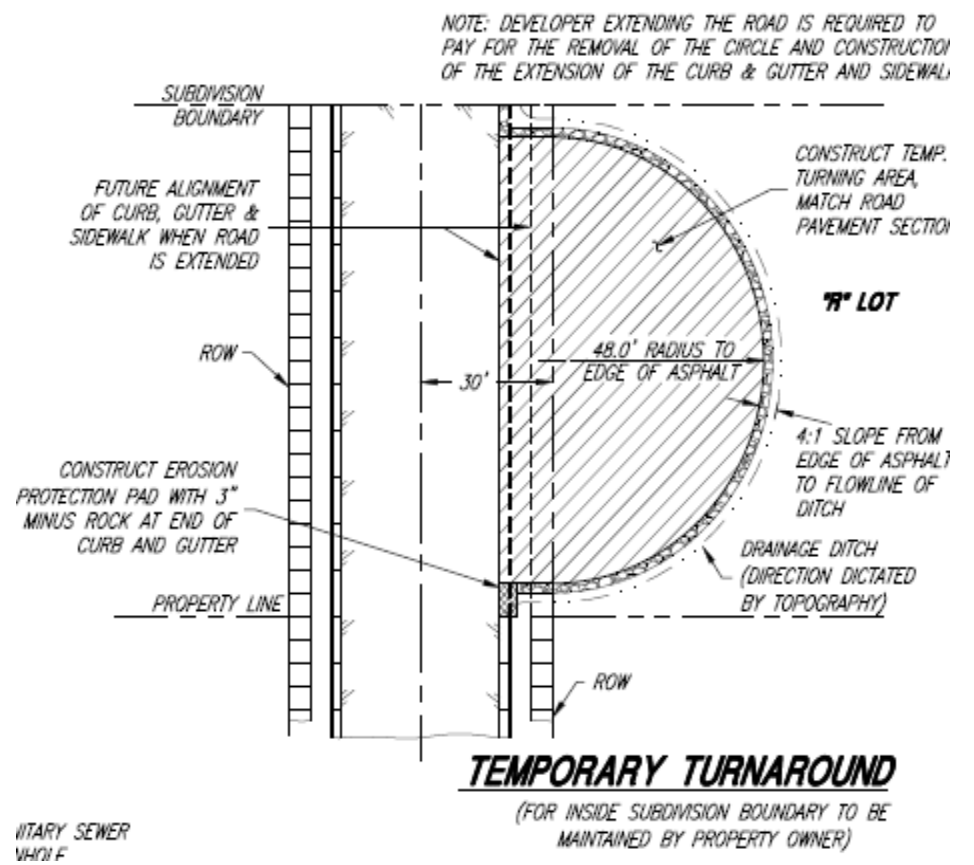
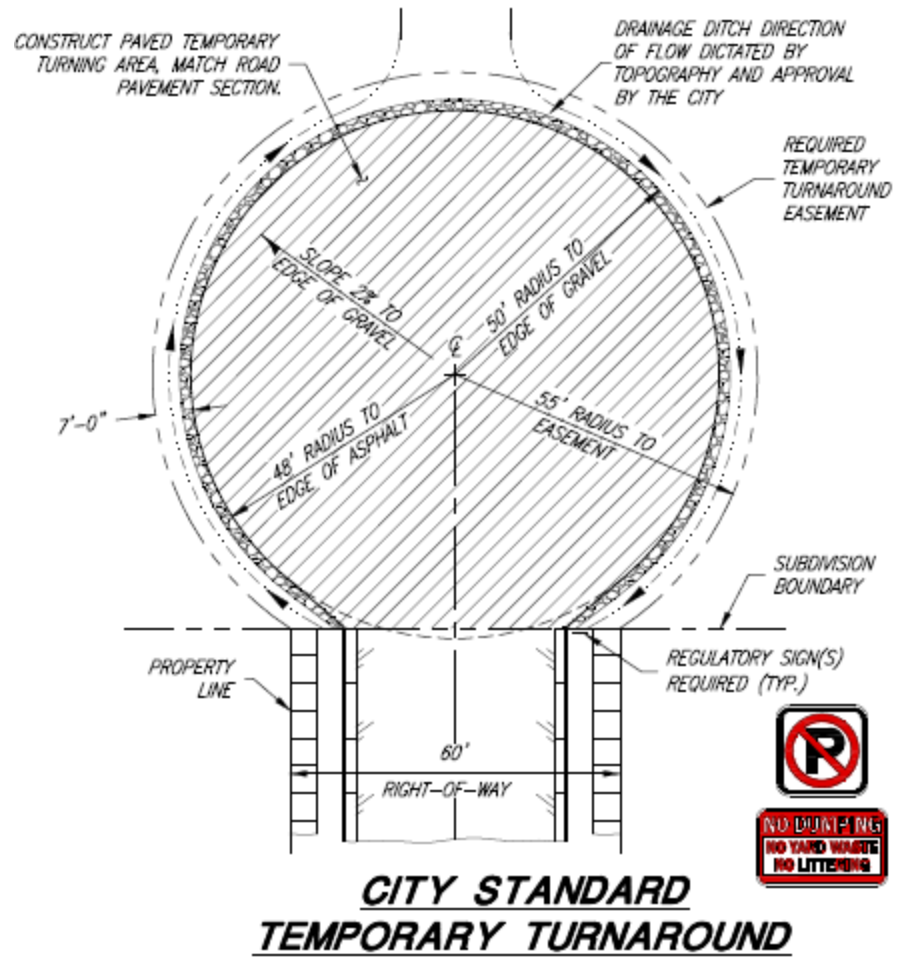


**32' RIGHT-OF-WAY  
PRIVATE ROADWAY STREET SECTION B**

**GENERAL NOTES:**

1. SIDEWALK OR PEDESTRIAN PATH MUST BE MADE AVAILABLE ON THE FRONT FACADE OF RESIDENCE AND CONNECT TO A PUBLIC RIGHT-OF-WAY WITHOUT HAVING TO CROSS A ROAD.
2. IF THE NUMBER OF AND SPACING REQUIRED FOR UTILITIES CANNOT FIT WITHIN THE PAVEMENT WIDTH, THEN THE PAVEMENT WIDTH AND R.O.W. MUST BE ADJUSTED TO ACCOMMODATE THE UTILITIES.

# Temporary Turnarounds



# Subdivision Plats

### SUBDIVISION PLAT REQUIREMENTS

PLAT NOTES	PRELIM PLAT	FINAL PLAT
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**SHEET 1 OF X**

**3 SUBDIVISION NAME**  
**7 A PART OF SECTION X, TOWNSHIP X, RANGE X, S.L.B.&M.**  
**CLEARFIELD CITY, DAVIS COUNTY, UTAH**

**5 DATE**

**14** (S 88°35'49" W BR) 5 89°07'31" W  
 X CORNER OF SECTION X, T X, R X, SLB&M FOUND COUNTY MONUMENT

**26** SECTION LINE - BASIS OF BEARING 2639.67'

**10** PROPERTY OWNER PARCEL ID NUMBER

SEGMENT	LENGTH	BEARING
L1	54.60'	N42°28'00"W
L2	34.55'	N17°18'22"W
L3	43.30'	N17°18'22"W
L4	41.52'	N2°42'00"W
L5	67.68'	N2°42'00"W
L6	25.75'	N17°18'22"W
L7	32.74'	N89°07'31"E
L8	32.75'	N89°07'31"E
L9	31.27'	S89°07'31"W
L10	31.27'	S89°07'31"W
L11	35.58'	S84°30'02"W

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	43.17'	500.00'	4°56'50"	43.16'	N28°54'28"W
C2	165.86'	500.00'	12°06'58"	155.46'	N23°19'38"W
C3	112.00'	530.00'	12°06'58"	111.79'	N28°18'58"W
C4	40.58'	470.00'	4°56'50"	40.57'	N28°54'28"W
C5	45.76'	530.00'	4°56'50"	45.75'	N28°54'28"W
C6	89.32'	470.00'	12°06'58"	89.14'	N23°18'38"W

**10** PROPERTY OWNER PARCEL ID NUMBER

**17** CLEARFIELD CITY PLANNING COMMISSION APPROVAL

**18** CLEARFIELD CITY ENGINEER

**19** CLEARFIELD CITY MAYOR

**20** ATTEST - CITY RECORDER

**21** CLEARFIELD CITY ATTORNEY

**22** DAVIS COUNTY RECORDER

**23** PLAT SURVEYOR AND/OR ENGINEERING COMPANY CONTACT INFORMATION

**23** SCALE: 1"=XX'X"

Scale in Feet (Date in Parentheses to Record)

**23** SURVEYOR'S CERTIFICATE

**23** OWNER'S DESIGNATION

**23** ACKNOWLEDGEMENT

**23** TRUST OR CORPORATE ACKNOWLEDGEMENT

**23** DAVIS COUNTY RECORDER

**23** PLAT SURVEYOR AND/OR ENGINEERING COMPANY CONTACT INFORMATION

PLAT NOTES	PRELIM PLAT	FINAL PLAT
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SCALE: N.T.S.

CITY ENGINEER  
3/07/2024

DATE

**JA JONES & ASSOCIATES**

CONSULTING ENGINEERS

6010 Fashion Point Drive  
 South Ogden, Utah 84403 (801) 478-9767  
 www.jonesandassociates.com

CLEARFIELD CITY CORPORATION  
 PUBLIC WORKS - MISCELLANEOUS DEVELOPMENT STANDARDS

**SUBDIVISION PRELIMINARY & FINAL PLAT SUBMITTALS EXAMPLE**

SHEET: DEV1 OF X SHEETS

# Staff Recommendation

Staff recommended that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2024-0306**, to the Clearfield City Council, a zoning text amendment by Clearfield City to adopt an updated set of Development, Design, and Construction Standards as proposed.

# Planning Commission Recommendation

On April 3, 2024, the Planning Commission forwarded a recommendation of **APPROVAL** for **ZTA 2024-0306**, to the Clearfield City Council, a zoning text amendment by Clearfield City to adopt an updated set of Development, Design, and Construction Standards as proposed. This recommendation was made on a 5-1 vote with Commissioner Murray dissenting for personal reasons.

