

PLANNING COMMISSION MEETING

August 27, 2024
6:30 p.m.



CITIZEN COMMENT

Work Session

- Conditional Use Standards & Land Use Table
- Sign Code
- General Plan Update

Conditional Uses

- State Code 10-9a-507
 - Conditional uses must contain objective standards established by ordinance
 - Conditions imposed must mitigate reasonably anticipated detrimental effects
 - Mitigation does not require elimination of the detrimental effects
 - Conditions have to reasonably relate to mitigating the anticipated detrimental effects
 - If detrimental effects cannot be substantially mitigated by the proposed conditions-may deny
 - CUP is administrative
 - All uses have to be either permitted or conditional

Conditional Uses

General Uses vs. Specific Uses

- Use Table (current CS, CG, MD, MG)
- General uses CH Zone
 - Permitted:
 - General Office
 - General Retail
 - Restaurants
 - Auto Sales
 - Conditional
 - Retail larger than 20,000 sq. ft.
 - Special events
 - Prohibited uses
 - Auto body
 - Bowling alleys
 - Car Wash
 - Gas stations
 - Manufacturing
 - Pawn Shops

Conditional Uses

General Uses Example

Clearfield M-1 Zone Permitted

- Automobile repair.
- Business services.
- Laboratories.
- Manufacturing.
- Medical clinics.
- Mobile food vendors.
- Offices.
- Parks and open space.
- Personal services.
- Pet grooming facilities.
- Physical therapy facilities.
- Public uses.
- Restaurants.
- Retail stores.
- Warehouses.

Clearfield M-1 Zone Conditional

- Daycare facilities.
- Greenhouses.
- Landscape supply yards.
- Sexually oriented businesses.
- Tattoo or body piercing establishment.
- Vocational and technical training facilities.

Conditional Uses (SoJo)

17.18.030.050: COMMERCIAL USE REGULATIONS

1. General Commercial Use Regulations:

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials may be allowed in sales/storage yards as an accessory use according to section 17.18.030.070 of this chapter. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two (2) square feet, per business may be attached to temporary displays and shall be removed daily with the displays. Allowed storage and displays shall be located a minimum of five feet (5') from any travel lane, outside of a public right-of-way, and shall allow pedestrian walkways of a minimum width of at least six feet (6') to remain unobstructed.
2. All commercial uses shall be conducted within completely enclosed buildings, except as otherwise allowed in this chapter, including, but not limited to, those uses defined herein that allow outdoor activities or allowed temporary uses per section 17.18.030.080 of this section 17.18.030.
3. No vehicle, boat or trailer, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than seventy two (72) hours unless stored within a completely enclosed building or behind an opaque fence enclosure that completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot, except in conjunction with approved vehicle repair use.
4. Public address and music systems shall be designed and operated so they are not discernible at the property line of any lot or parcel containing a single-family home.
5. Commercial uses in Agricultural or Residential Zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

Conditional Uses (SoJo)

17.18.030.050: COMMERCIAL USE REGULATIONS

B. Specific Regulations By Commercial Use:

1. Animal Services: All commercial uses involving animals shall be conducted within an enclosed facility that is maintained and operated so that neither the sound nor smell of any animals kept on the premises can be discerned on adjacent lots or parcels. Outdoor animal runs may be approved as an accessory use with a conditional use permit and shall meet the following requirements: located a minimum of three hundred feet (300') from the property line of a Residential Zone, educational institution, or place of worship.
2. Arts And Recreation: All gun ranges require a conditional use.
3. Daycare: Daycare use in Residential Zones, excluding those operating as an approved home occupation business, are required to be located on a minimum one acre legal lot or parcel.
4. Financial Institution, Nondepository:
 1. Establishments shall be located no closer than one mile from other similar establishments.
 2. Use activities shall be limited to short term title loan and short term consumer installment loan business.
 3. The following services are specifically prohibited: "cash for gold", "cash for precious metals", and the processing or storage of repossessed vehicles or other repossessed property.
 4. All business activity, including customer queuing, shall be accommodated inside the building.
5. Gas Station: Where buildings in the MU Zone are built to the street, associated vehicle bays, gas pumps, and vacuums shall be located to the side or rear of the main building.
6. General Retail; C-N Zone: Secondary metals dealer, recycler, and other similar businesses are prohibited in the C-N Zones.

Conditional Uses (SoJo)

17.18.030.050: COMMERCIAL USE REGULATIONS

1.

Specific Regulations By Commercial Use:

7. Kiosks, Freestanding: Kiosks, freestanding use may only be conducted with an approved site plan. Kiosks shall not be allowed on parcels less than three (3) acres in size and shall be separated by a minimum distance of four hundred (400) linear feet from all other outdoor kiosks. Kiosks shall not be allowed within required landscaped yard areas, building setbacks, within fifty feet (50') of a building or within thirty feet (30') of the public right-of-way. Kiosk structures shall not exceed twenty (20) square feet in area nor ten feet (10') in height and shall incorporate materials and colors of surrounding buildings as determined by the Planning Director. Kiosks with drive-up facilities shall be designed to allow for a minimum of two (2) vehicles to be queued at any one given time without obstructing drive aisles or other functionality of other parking stalls as determined by the City Engineer. There shall be multiple twenty four (24) hour video surveillance and adequate illumination as determined by the City's Public Safety Department. All kiosks shall be securely mounted and anchored to the ground as determined by the City building official.
8. Medical/Dental Office Or Clinic: Medical/dental office or clinic buildings in the C-N Zone shall not exceed five thousand (5,000) square feet.
9. Office: Office buildings in the C-N Zone shall not exceed five thousand (5,000) square feet.
10. Outdoor Recreation: Where facilities are approved within three hundred feet (300') of the property line of a Residential Zone, all outdoor lighting shall be extinguished when the facilities are not operating, or by ten o'clock (10:00) P.M. on Sundays through Thursdays, and by eleven o'clock (11:00) P.M. on Fridays and Saturdays, whichever is earlier.
11. Personal Services: Laundry/dry cleaning activities require a conditional use permit in the BH-MU Zone.
12. Restaurant: Drive-through facilities associated with a restaurant use are prohibited in the P-O Zone.
13. Self-Storage:
 1. C-C Zone: Self-storage uses shall not exceed six (6) total acres in the C-C Zone.
 2. C-F Zone: Self-storage uses shall not exceed six (6) total acres in the C-F Zone, and shall not be located on any property with a General Plan designation of TOD or on property located east of 250 West Street.
 3. P-O Zone: Self-storage uses shall not exceed three (3) acres in the P-O Zone.

Conditional Uses (So Jo)

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Conditional Uses

11-28-250: CLASS A AUTO SALES:

Class A auto sales is a type of auto dealership that requires maximum design standards. Class A auto sales may only be allowed as a conditional use in various zones as designated in this title. Applications for Class A auto sales shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.

A. Purposes: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are to:

1. Minimal Impact: Accommodate such auto sales with minimal impact in commercial and mixed use areas in terms of compatible infill, scale, design and appearance of buildings.
2. Terms And Conditions: Set forth standardized terms and conditions for Class A auto sales and procedures for review and approval of the same.

B. Standards: The following standards and conditions shall apply to Class A auto sales developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:

1. Architectural Detail:
 - a. Create buildings that provide human scale and interest through use of varied forms, materials, details and colors;
 - b. Provide architecturally finished and detailed elevations for all exposures of the building;
 - c. Primary street facing walls of buildings may not have sections of blank walls that contain no openings in lengths that exceed twenty feet (20') in length;
 - d. Rooflines may be flat or pitched. Roofing shall not be of vivid primary colors (i.e., red, blue or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.
2. Fencing: All fencing must be decorative. It can be stamped masonry, wrought iron or a mixture of both. Vinyl and chainlink fencing is expressly prohibited.
3. Landscaping: A minimum of twenty percent (20%) of the gross area of the site shall be landscaped. The twenty percent (20%) landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and visible areas of the project, as well as covering large and long exterior masonry walls.
4. Lighting: For developments for which outdoor lighting is proposed, lighting plans shall be required which illustrate the type and location of lighting proposed for structures, walkways and parking lots. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light into neighboring properties. With the exception of security lights, lighting for the sales lot shall not occur past ten o'clock (10:00) P.M.
5. Signage: Title 15, "Sign Regulations", of this Code shall be expressly followed.
6. Noise: Amplified speakers and noise shall be kept at a minimum so as not to disturb adjacent properties. In the event that amplified speakers are used, they must comply with the Farmington City noise ordinance as set forth in title 7, chapter 10 of this Code.
7. Maintenance: The property must be maintained and kept clean. This includes sweeping and maintaining the asphalt, keeping free of debris, trash and weeds, etc. (Ord. 2015-17, 5-26-2015)

Signs

- Time, Place, & Manner
- Working with City Attorney
 - Work Session with City Council on Sept. 3 (6 p.m.)

General Plan Update

- Steering Committee Meeting
 - September –Date TBD
- Public Work Shop October 7 6:00 p.m.
 - Review of existing conditions summary
 - Visual preference surveys
 - Development of scenarios
 - Hands on meeting

ACTION UPDATE

July 16	Regular Meeting	Appointment of Jon Marsh to the Planning Commission Approval of \$10,000 for matching funds for Davis County Mural Grant
August 15	Special Meeting	Directing Staff and the Planning Commission to initiate a code amendment regarding the standards for Conditional Uses, the land use table, and sign code update. State code allows a city to delay the processing of a land use application while an ordinance is being updated for up to 180 days or until the new ordinance is adopted (whichever comes first).
August 20	Regular Meeting	Tour Switchpoint, Tooele City

MINUTES

ADJOURN