



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting on **Wednesday, October 7, 2026**, at **6:30 p.m.** in the City Council Chambers on the Third Floor of Clearfield City Hall, located at 55 S. State Street, Clearfield, UT 84015.

PRE-MEETING- 6:00 PM- Executive Conference Room

Review of agenda items to address questions.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER & PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - June 4, 2025
 - August 5, 2026

DECISION ITEMS

Public Hearings:

1. Public Hearing, Discussion, and Possible Action on **RZN 2026-0903**, a zoning map amendment request by Davis County to rezone approximately 4.25 acres of the subject property from C-1 (Commercial) to C-1 (Commercial) with an S-H (Supportive Housing) Overlay. The S-H Overlay is intended to allow supportive housing paired with supportive services for individuals who have experienced homelessness. **Location:** 1230 East 1450 South (TIN: 09-022-0183). **Parcel Area:** 5.26 Acres. **(Legislative Matter)**

Scheduled Items:

2. Discussion and Possible Action on **CUP 2026-0904**, a conditional use permit request by Shayla Barton for a home occupation involving the use of a shed for a dog grooming business. **Location:** 623 North 1000 West (TIN: 14-065-0051). **Parcel Area:** 0.5 Acres. **Zone:** R-1-8 (Residential). **(Administrative Action)**

DISCUSSION ITEMS

1. Staff Discussion
 - Residential Townhome Zone (R-T)
2. Staff Communications

*****PLANNING COMMISSION ADJOURNMENT*****

Dated this 2nd day of October 2026.

/s/Tyson Stoddard
Associate Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, 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 the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Pre-Meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcityut.gov & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 June 04, 2025

3 6:30 P.M. – Regular Meeting

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5 PRESIDING: Brogan Fullmer Chair

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7 PRESENT: Robert Browning Vice Chair
8 Kathryn Murray Commissioner
9 Chad Mortensen Commissioner
10 Riley Wheeler Commissioner
11 Jaylee Bouwhuis Youth Commission Ambassador

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14 ABSENT: Brian Swan Commissioner
15 Danielle Sikes Commissioner
16 Nicholas Dragon Commissioner (Alternate)

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19 STAFF PRESENT: Tyson Stoddard Associate Planner
20 Stacy Millgate Community Development Director
21 Amy Jones Deputy City Attorney

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23 VISITORS: Cameron Winkvist
24 Todd Meyers
25 Greg Day

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28 Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair
29 Statement.

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31 APPROVAL OF CUP 2025-0404, A CONDITIONAL USE PERMIT REQUEST BY MAVERIK,
32 INC. TO REDEVELOP THE SUBJECT PROPERTY WITH A NEW MAVERIK GAS STATION
33 AND CONVENIENCE STORE. LOCATION: 1350 EAST 700 SOUTH (TIN: 09-435-0001 &
34 09-435-0002). PROJECT AREA: 1.2 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON
35 STODDARD, ASSOCIATE PLANNER (ADMINISTRATIVE ACTION).

36
37 Tyson Stoddard, Associate Planner, presented the following:

- 38
39 • Background
40 ○ Zoning is C-2 (Commercial)
41 ■ Convenience Stores a conditional use
42 ○ Existing
43 ■ Chevron Gas Station
44 ■ Convenience Store
45 ■ JP's Car Care
46 ■ Car Wash (inoperable)
47 ○ New Maverik proposed

- Full redevelopment of the site
- Staff Recommendation / Findings & Conclusions
 - Staff recommends that the Planning Commission approve as conditioned, CUP 2025-0404, a conditional use permit request by Maverik, Inc. to redevelop the subject property with a new Maverik gas station and convenience store at the property addressed 1350 East 700 South (TIN: 09-435-0001 & 09-435-0002). This recommendation is based on the findings and discussion in the Staff Report. The cleaning and detailing operations shall take place wholly within the garage and not in the driveway or public street.
 1. The existing Woodward Subdivision will need to be amended to combine the existing lots at the project site into one single lot.
 2. The project shall comply with all engineering requirements outlined in the attached review letter dated May 1st, 2025.
 3. The applicant shall provide a copy of the UDOT approval for the access from 700 South.
 4. The applicant shall obtain a building permit and the project shall apply with all applicable building code standards.
 5. The project shall comply with all local, State, and Federal regulations for the storage of the fuel and location of the storage tanks in this area.

The Planning Commission discussed the engineering review letter and comments from Utah Department of Transportation (UDOT), which included recommendations to add a streetlight on 193 east of the drive approach, as well as re-design the drive approach to meet UDOT and city code.

The applicant clarified that the old fuel tanks will be fully removed and replaced.

Commissioner Wheeler moved to approve CUP 2025-0404, a conditional use permit request by Maverik, Inc. to redevelop the subject property with a new Maverik gas station and convenience store. Seconded by Commissioner Mortensen. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, and Youth Ambassador Bouwhuis. Voting NO: None.

APPROVAL OF CUP 2025-0501, A CONDITIONAL USE PERMIT REQUEST BY CAMERON WINQUIST TO CONSTRUCT AN ADDITION TO THE REAR OF THE EXISTING COMMERCIAL BUILDING AT THE SUBJECT PROPERTY. LOCATION: 345 WEST 1700 SOUTH (TIN: 12-937-0001). PROJECT AREA: 1.41 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, ASSOCIATE PLANNER (ADMINISTRATIVE ACTION).

Tyson Stoddard, Associate Planner, presented the following:

- Background
 - Zoning is C-2 (Commercial)
 - Automobile Repair / Service a conditional use
 - Existing
 - Pawn Depot built in 2014

- 1 ▪ Dubs Auto approved in the rear portion of the building in 2018
- 2 ○ Proposed Addition
- 3 ▪ 5100 square feet
- 4 ▪ Dubs Auto to use a portion of the addition
- 5 ▪ Auto detailing business to use the remainder
- 6 • Building Design Standards
- 7 ○ Industrial Additions
- 8 ▪ Incorporate predominant architectural features, materials, and colors of the
- 9 existing building
- 10 ○ Existing Columnar Popouts
- 11 ▪ To be continued in a manner consistent with the existing building
- 12 • Staff Recommendation / Findings & Conclusions
- 13 ○ Staff recommends that the Planning Commission approve as conditioned, CUP
- 14 2025-0501, a conditional use permit request by Cameron Winquist to construct an
- 15 addition to the rear of the existing commercial building at the subject location.
- 16 This recommendation is based on the discussion and findings in the Staff Report.
- 17 1. The plans shall be revised to indicate the replacement of trees and shrubs that
- 18 have died since the original site plan approval. This shall include the planting
- 19 of a minimum of two (2) trees seven (7) shrubs in front of Pawn Depot.
- 20 2. The plans shall be revised to include a note and detail including the proposed
- 21 materials and colors for the construction of a dumpster enclosure.
- 22 3. The architectural plans shall be revised to show proposed materials and colors
- 23 for the building addition, and columnar stucco popouts as a continuation of the
- 24 architectural features of the existing building.
- 25 4. The detention pond and snow removal easement shall be adjusted in a manner
- 26 consistent with the new site plan.
- 27 5. The applicant shall obtain a building permit and the project shall comply with
- 28 all applicable building code standards.
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30 Commissioner Fullmer expressed concern that previous landscaping died due to lack of watering
31 and discussed adding a condition for an irrigation plan. Associate Planner, Mr. Stoddard
32 explained that there were other circumstances that also impacted previous landscaping. Cameron
33 Winquist clarified that they do have drip irrigation, and plants lived for over 10 years until the
34 sign company was doing work and didn't alert them when some of the irrigation lines were
35 broken. There was also a car accident that impacted landscaping.

36 **Commissioner Murray moved to approve CUP 2025-0501, a conditional use permit request**
37 **by Cameron Winquist to construct an addition to the rear of the existing commercial**
38 **building at the subject property. Seconded by Youth Ambassador Bouwhuis. The motion**
39 **carried on the following vote. Voting AYE: Commissioners Browning, Murray, Mortensen,**
40 **Wheeler, and Youth Ambassador Bouwhuis. Voting NO: Commissioner Fullmer.**

41 STAFF COMMUNICATIONS

- 42 • Wilcox Farms Development Agreement Amendment Update
- 43 ○ Original amendments approved by City Council

- 1 ○ New home plans were not approved
- 2 ○ Discussed potential to approve future amendments
- 3 • Next Planning Commission Session is July 2
- 4 • Jaylee Bouwhuis Youth Commission Ambassador term ends June 2025, this is her last
- 5 meeting
- 6
- 7 There being no further business to come before the Planning Commission, **Commissioner**
- 8 **Murray moved to adjourn.**

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 August 5, 2026

3 6:00 P.M. – Pre-Meeting

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5 PRESIDING: Brogan Fullmer Chair

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7 PRESENT: Robert Browning Commissioner
8 Kathryn Murray Commissioner
9 Riley Wheeler Commissioner
10 Chris Rocchio Commissioner
11 Jane Budd Youth Commission Ambassador

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13 ABSENT: Nicholas Dragon Commissioner
14 Chad Mortensen Commissioner
15 Michael Tan Commissioner

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17 STAFF PRESENT: Amy Jones Deputy City Attorney
18 Stacy Millgate Community Development Director
19 Tyson Stoddard Planner

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21 VISITORS:

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24 Chair Fullmer called the meeting to order at 6:00 p.m.

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26 DISCUSSION ON THE DRAFT MINUTES FROM THE MAY 7, 2025, SEPTEMBER 3, 2025,
27 AND JULY 1, 2026, PLANNING COMMISSION MEETING.

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29 Minor revisions to the minutes were discussed.

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31 DISCUSSION ON ZTA 2026-0704, A CITY COUNCIL INITIATED ZONING TEXT
32 AMENDMENT TO THE DOWNTOWN FORM BASED CODE REMOVING MULTI-FAMILY
33 RESIDENTIAL AS A PERMITTED BUILDING TYPE ON SECONDARY STREETS IN THE
34 UC ZONE.

35
36 The Commission discussed the rezone request and that it reflected a desire from the City Council
37 to encourage commercial uses in the UC Zone on the ground stories of mixed-use buildings fronting
38 secondary streets, while allowing residential on the upper stories. Commissioner Browning stated
39 that he has been largely in favor of what the Council is doing with the Downtown, and that the
40 Council is the legislative body intended to represent the voters. As the discussion continued, Amy
41 Jones, Deputy City Attorney, recommended that the discussion on the first item move towards a
42 conclusion to allow time for the remaining items.

43
44 DISCUSSION ON SP 2026-0603, A SITE PLAN REQUEST BY NICOLE VISCONTI WITH S-
45 DEVCORP INC. FOR A 55-UNIT TOWNHOME DEVELOPMENT AT THE SUBJECT
46 LOCATION. LOCATION: 175 WEST ANTELOPE DRIVE (TIN: 12-242-0011). PARCEL
47 AREA: 4.286 ACRES. ZONE: R-3 (RESIDENTIAL).

1
2 The Commission discussed that the townhome development was part of a development agreement
3 which included three commercial lots along Antelope Drive. Commissioner Murray asked if the
4 townhomes would be for individual ownership. Mr. Stoddard replied that the agreement specified
5 that the townhomes would have a one-year owner occupancy requirement.
6

7 DISCUSSION ON SP 2026-0701, A SITE PLAN REQUEST BY JZW ARCHITECTS TO
8 CONSTRUCT A COMMERCIAL BUILDING AT THE SUBJECT LOCATION. LOCATION:
9 475 WEST ANTELOPE DRIVE (TIN: 12-080-0096). PARCEL AREA: 1.43 ACRES. ZONE: C-
10 2 (COMMERCIAL).
11

12 The Commission discussed the proposed site plan. There was some discussion about the required
13 parking. Mr. Stoddard stated that the code minimums would support less parking if the applicant
14 desired, but that they may be proposing parking in the amount that they believe is necessary based
15 on their understanding of the business.
16

17 DISCUSSION ON CUP 2026-0702, A CONDITIONAL USE PERMIT REQUEST BY HERI
18 AVINA WITH GARDEN SCULPTURE LANDSCAPING FOR A LANDSCAPE SUPPLY
19 YARD AT THE SUBJECT PROPERTY. LOCATION: 125 WEST 200 SOUTH (TIN: 12-022-
20 0044). PARCEL AREA: 0.91 ACRES. ZONE: M-1 (MANUFACTURING).
21

22 The Commission discussed that the conditional use permit allowed for additional review of
23 potential negative impacts associated with the proposed use, and that the proposed conditions were
24 specific to the use and based upon the conditional use standards identified in Clearfield City Code.
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26 **Commissioner Murray moved to adjourn the work session.**
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CLEARFIELD PLANNING COMMISSION MEETING

August 5, 2026

6:30 P.M. – Regular Meeting

PRESIDING: Brogan Fullmer Chair

PRESENT: Robert Browning Commissioner
Kathryn Murray Commissioner
Riley Wheeler Commissioner
Chris Rocchio Commissioner
Jane Budd Youth Commission Ambassador

ABSENT: Nicholas Dragon Commissioner
Chad Mortensen Commissioner
Michael Tan Commissioner (Alternate)

STAFF PRESENT: Amy Jones Deputy City Attorney
Stacy Millgate Community Development Director
Tyson Stoddard Associate Planner

VISITORS: Jessica Kjar
Michael Christensen
Nicole Visconti
Jennifer Cowley
Gary Knaps
Rory Murphy
Eddy Avine

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

APPROVAL OF THE DRAFT MINUTES FOR THE MAY 7, 2025, SEPTEMBER 3, 2025, AND JULY 1, 2026, PLANNING COMMISSION MEETINGS.

Commissioner Wheeler moved to approve the amended minutes. Seconded by Commissioner Browning. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Wheeler, Rocchio, and Youth Ambassador Budd. Voting NO: None.

RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF ZTA 2026-0704, A CITY COUNCIL INITIATED ZONING TEXT AMENDMENT TO THE DOWNTOWN FORM BASED CODE REMOVING MULTI-FAMILY RESIDENTIAL AS A PERMITTED BUILDING TYPE ON SECONDARY STREETS IN THE UC ZONE. (LEGISLATIVE MATTER)

Tyson Stoddard, Associate Planner, presented the following:

- Background:
 - City Council Initiated
 - Work Session Discussion
 - Civic & Town Center Plan
 - Proposed Amendment
 - Remove Multi-Family Building Type as a permitted building type in the UC Zone
 - Intended to preserve opportunities for commercial and mixed-use redevelopment, pending completion of the Civic & Town Center Planning effort for Downtown
 - Sections Amended
 - 2.8 (UC Zone Description), 3.4 (Development Standards), Table 6.2 (1) “Permitted Building Types by Districts”, and Table 6.5 (1) “Multi-Family Building Type
- General Plan Analysis
 - Objective
 - Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering spaces
 - Proposed Amendment
 - Policy choice regarding the desired balance of residential and non-residential development in Downtown Clearfield (UC Zone)
 - Multi-family can contribute to downtown activity by increasing residents and supporting nearby businesses
 - Amendment prioritizes other building types on secondary streets such as mixed-use buildings that may more directly contribute to active storefronts and gathering spaces at pedestrian-oriented destinations
 - Residential apartments would still be permitted on upper stories
 - Multi-Family Building Type still permitted on secondary streets in UR Zone

PUBLIC COMMENT

Michael Christensen spoke in opposition. Mr. Christensen discussed the relationship between mixed-use development, ground-floor retail, and residential population density. He stated that ground-floor retail is most successful when a large number of residents live within walking distance and can support nearby businesses.

Mr. Christensen explained that requiring ground-floor retail in mixed-use developments may work well in areas that allow taller buildings because the additional residential density provides a customer base for retail uses. He stated that Clearfield City has chosen to limit building heights to approximately 110 feet and acknowledged that this is a valid policy decision. However, he questioned requiring 100 percent ground-floor retail while simultaneously limiting the residential density that, in his view, is necessary to support that retail.

Mr. Christensen expressed concern that ground-floor retail development has occurred faster than the surrounding population density can support. He stated that requiring additional ground-floor retail without allowing increased residential density could worsen the issue. He also questioned the rationale for prohibiting residential-only buildings or other opportunities to increase residential development within the area.

Mr. Christensen concluded that if the City does not intend to allow the additional building height necessary to substantially increase population density, it should reconsider provisions that mandate ground-floor retail or prohibit additional residential development.

Commissioner Murray moved that the Planning Commission recommend approval of ZTA 2026-0704, a City Council initiated zoning text amendment to the Downtown Form Based Code removing Multi-Family Residential as permitted building type on Secondary Streets in the UC Zone. Seconded by Youth Commissioner Budd. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Rocchio and Youth Ambassador Budd. Voting NO: Commissioner Wheeler.

APPROVAL OF SP 2026-0603, A SITE PLAN REQUEST BY NICOLE VISCONTI WITH S-DEVCORP INC. FOR A 55-UNIT TOWNHOME DEVELOPMENT AT THE SUBJECT LOCATION: 175 WEST ANTELOPE DRIVE (TIN: 12-242-0011). PROJECT AREA: 4.286 ACRES. ZONE: R-3 (RESIDENTIAL).

Tyson Stoddard, Associate Planner, presented the following:

- Background:
 - Development Agreement
 - 55 townhomes to the rear of 3 commercial lots along Antelope Dr.
 - 2-story, 3-bedroom townhomes
 - 13 units per acre
 - Owner occupancy requirement of 1-year
 - Process
 - Remaining Planning Commission Land Use Approvals
 - Site Plan
 - Subdivision

Staff recommended that the Planning Commission approve as conditioned, SP 2026-0603, a site plan request by Nicole Visconti with S-Devcorp Inc. for a 55-unit townhome development at 175 West Antelope Drive (TIN: 12-424-0011). This recommendation was based on the discussion and findings in the staff report and the below listed conditions.

- The townhome units shall be individually platted and recorded through the preliminary and final subdivision approval process prior to issuance of building permits for vertical construction.
- The landscape plan shall be revised to comply with all applicable requirements of Chapter 21 of Title 11, including minimum tree quantities, ground plane plant coverage, and turf limitations as detailed in the staff report.
- The site plan shall be revised to include a minimum of one (1) van-accessibility standards.

- The plans shall be revised to provide ADA-compliant sidewalk ramps at street intersections and pedestrian crossings. Crosswalks across private streets shall be differentiated from the roadway through the use of alternative paving materials.
- A photometric plan and lighting fixture specifications shall be submitted demonstrating compliance with Title 11, Chapter 18.
- The plans shall be revised to include proposed street names for all private streets, subject to approval by Clearfield City.
- The proposed private streets shall be revised to comply with Clearfield City Public Works Standards.
- The plans shall address any comments and requirements from the Engineering, Building, Fire District, and Sewer District reviews as communicated through the review process.

Commissioner Wheeler moved that the Planning Commission approve SP 2026-0603, a site request by Nicole Visconti with S-Devcorp Inc. for a 55-unit townhome development at the subject location. Seconded by Commissioner Rocchio. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Rocchio, Wheeler and Youth Ambassador Budd. Voting NO: None.

APPROVAL OF SP 2026-0701, A SITE PLAN REQUEST BY JZW ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT THE SUBJECT LOCATION. LOCATION: 475 WEST ANTELOPE DRIVE (TIN: 12-080-0096).

Tyson Stoddard, Associate Planner, presented the following:

- Background:
 - Site Plan Proposal
 - C-2 (Commercial)
 - 1.43 Acres
 - 13,000 square foot retail building
 - Display areas, sales counters, storage cooler, conference room, office space
 - Development Agreement
 - 2023 – Small lot single family with commercial building on corner of Antelope Dr. and 500 W.
 - Commercial proceeding first
 - Subdivision
 - 1-lot, Staff review

Staff recommended that the Planning Commission move to approve as conditioned, SP 2026-0701, a site plan request by JZW Architects to construct a commercial building at approximately 475 West Antelope Drive. This recommendation was based on the discussion and findings in the staff report and the below conditions.

1. The subject property shall obtain Final Subdivision Plat approval from the City for the proposed commercial lot, with a cross-access easement between the subject property and the adjacent commercial property to the east

2. The site plan shall be revised to ensure that no more than twelve (12) consecutive parking stalls are provided without a landscape island, consistent with Chapter 11-14 of the Clearfield City Code.
3. The retaining wall proposed adjacent to the off-street loading area shall be increased to a minimum height of six feet (6') to satisfy the screening requirements for loading spaces located within fifty feet (50") of a residential zone.
4. A photometric site plan be submitted and approved by staff prior to issuance of building permits demonstrating compliance with Chapter 11-18 commercial site design standards. All exterior lighting shall be fully hooded or shielded to ensure direct illumination is confined to the property boundaries and shall not create excessive glare or illumination impacts on adjacent properties.
- ~~5. The front and side elevations facing Antelope Drive need to be revised to include the use of brick, stone, or rock to comply with C-2 Zone exterior building material requirements.~~
6. The plans shall address any comments and requirements from the Engineering, Building, Fire District, and Sewer District reviews as communicated through the review process.

Commissioner Murray moved that the Planning Commission approve SP 2026-0701, a site request by JZW Architects to construct a commercial building at the subject location. Seconded by Commissioner Budd. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Rocchio, Wheeler and Youth Ambassador Budd. Voting NO: None.

DISCUSSION AND POSSIBLE ACTION ON CUP 2026-0702, A CONDITIONAL USE PERMIT REQUEST BY HERI AVINA WITH GARDEN SCULPTURE LANDSCAPING FOR A LANDSCAPE SUPPLY YARD AT THE SUBJECT PROPERTY.

Tyson Stoddard, Associate Planner, presented the following:

- Background:
 - Zone
 - M-1 (Manufacturing)
 - Conditional Use
 - Landscape Supply Yard – A commercial building, structure, or site used for the sale, temporary storage, mixing, processing, composting, or distribution of landscape products, including, but not limited to, soils, rocks, concrete, vegetation and other similar materials.
 - Site Plan
 - Office building and parking lot near front
 - Drive aisle to the rear
 - Material storage, mixing, processing, loading
 - Material storage bays with concrete block perimeter walls
- Business Details
 - Details
 - Hours of Operation: 7 a.m. to 7 p.m.
 - Employees: 5
 - Stored Materials: Gravel, sand surrounded by concrete block walls

- Equipment: Work trucks, excavator, backhoe, trailers, towable cement mixers
- Delivery Hours: 10 a.m. to 4:30 p.m.
- Dust Control: Water Truck to minimize dust
- Lighting: Only on office building
- Production Quantity: 15 cubic yards daily (approx. 30 tons)
- Portable Mixers: 5, each holding 1.75 yards
- Silo / Plant: Approx 8'high, 20'long, 7'deep

Staff recommended that the Planning Commission approve as conditioned, CUP 2026-0702, a conditional use permit request by Heri Avina for a landscape supply yard at 125 West 200 South. The recommendation was made based on the findings of the staff report and with the following conditions.

1. The Site and landscape plans shall be revised to provide a minimum of five percent (5%) landscaped open space, in compliance with Section 11-21, "Landscape Standards and Requirements."
2. The landscape and irrigation plan shall be revised to comply with all applicable landscape standards, including minimum tree and shrub quantities, maximum turf grass limitations, and required landscape buffers adjacent to the parking area along the east property line.
3. The site plan shall identify the location of the dumpster enclosure and include a detail demonstrating compliance with City standards, including materials matching the principal building or approved masonry.
4. The outdoor storage, mixing, and loading area shall be screened from the public right-of-way with an opaque fence and gate of at least six feet (6') in height, extending from the west property line to the east property line. The area immediately in front of the fence shall include screen plantings in a landscaped area of at least six feet (6') in width, including medium or large trees spaced no more than twenty feet (20') apart on center.
5. The outdoor storage, mixing, and loading area shall be enclosed with an opaque fence at least six feet (6') in height along the west, south, and east property lines.
6. All drive aisles, loading areas, and outdoor operational areas shall be paved or surfaced with an all-weather material. Areas designated for outdoor storage that are not paved shall be stabilized and maintained to minimize dust, erosion, and tracking of materials onto adjacent properties and public streets.
7. Dust control measures shall be implemented, including watering, sweeping, or other approved methods, as necessary to prevent dust from leaving the site or creating a nuisance on adjacent properties or public rights-of-way.
8. The permitted hours of operation for outdoor activities such as loading, concrete mixing, and contractor pickup shall be between 7 a.m. and 7 p.m.
9. The building elevations shall be revised to demonstrate compliance with the M-1 Zone design standards, including the use of at least two (2) permitted exterior materials on elevations facing a public street or right-of-way and identification of a minimum of three (3) exterior colors.
10. Lighting fixture details shall be submitted demonstrating compliance with Chapter 18, "Design Standards," including shielding and lighting levels necessary to minimize glare on adjacent properties and public rights-of-way.
11. The applicant shall address all applicable review comments from the North Davis Fire

District, Clearfield City Engineering Division, Building Division, and the North Davis Sewer District prior to the issuance of applicable permits.

The Planning Commission discussed an additional condition with City staff and the applicant, and determined that the use would not permit composting on the site.

Commissioner Wheeler moved that the Planning Commission approve CUP 2026-0702, a conditional use permit request by Heri Avina with Garden Sculpture Landscaping supply yard at the subject property. Seconded by Commissioner Browning. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Rocchio, Wheeler and Youth Ambassador Budd. Voting NO: None.

STAFF DISCUSSION

- Residential Design & Parking Space Amendments
 - Amendments to comply with State Code 10-20-618
 - Building Design Elements, including square footage minimum requirements
 - Parking stall and garage dimension minimum requirements
 - Single & Two-Family
 - Required min. square footage not to exceed 1,000 square feet
 - Garages not to be required for owner occupied affordable housing
 - Tandem garage to count as two spaces towards parking minimum
 - Garage dimension minimums to comply with State requirements
 - Townhome design standard to allow a maximum of 6 connected units

STAFF COMMUNICATIONS

- Town & Civic Center Plan RFP
 - RFP issued, consultant selected
 - Envisioned to create a center that can be a catalyst for activity and gathering in heart of downtown
 - Implementation focused for open space and programming

There being no further business to come before the Planning Commission, **Commissioner Murray moved to adjourn.**



Planning Commission

STAFF REPORT

AGENDA ITEM

#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
(801) 525-2718

MEETING DATE: Wednesday, October 7, 2026

SUBJECT: Public Hearing, Discussion, and Possible Action on **RZN 2026-0903**, a zoning map amendment request by Davis County to rezone approximately 4.25 acres of the subject property from C-1 (Commercial) to C-1 (Commercial) with an S-H (Supportive Housing) Overlay. The S-H Overlay is intended to allow supportive housing paired with supportive services for individuals who have experienced homelessness. **Location:** 1230 East 1450 South (TIN: 09-022-0183). **Parcel Area:** 5.26 Acres. **(Legislative Matter)**

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2026-0903** to the Clearfield City Council, to rezone approximately 4.25 acres of the subject property from C-1 (Commercial) to C-1 (Commercial) with an S-H (Supportive Housing) Overlay.

This recommendation is based on staff's analysis of the Clearfield City General Plan (2025) as well as the City's Land Use Ordinance. However, as the advisory body to the Clearfield City Council, the Planning Commission may vary from this staff recommendation and provide a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission has the following recommendation options:

1. **Move to recommend approval of RZN 2026-0903**, to the Clearfield City Council, a zoning map amendment request to rezone approximately 4.25 acres of the subject property from C-1 (Commercial) to C-1 (Commercial) with an S-H (Supportive Housing) Overlay.
2. **Move to recommend denial of RZN 2026-0903**, to the Clearfield City Council, a zoning map amendment request to rezone approximately 4.25 acres of the subject property from C-1 (Commercial) to C-1 (Commercial) with an S-H (Supportive Housing) Overlay.
3. **Move to table RZN 2026-0903** to a specific meeting date and request additional information to consider the request.

PROJECT SUMMARY

Project Information	
Project Name	Davis County Rezone C-1 to C-1 (S-H)
Site Location	1230 East 1450 South
Parcel ID	09-022-0183
Applicant	Davis County
Property Owner	Medical Building LLC
Proposed Actions	Rezone
Current Zoning	C-1 (Commercial)
Parcel Area	5.26 Acres

BACKGROUND

The subject property consists of approximately 5.26 acres located at 1230 East 1450 South. Historically the site was occupied by a church building but is currently vacant following the removal of the church in 2023.

Davis County is currently under contract to purchase the subject property, which is located within the C-1 Zone. The County is requesting that approximately 4.25 acres of the property be designated C-1 (S-H) to allow the County to pursue development of a supportive housing facility. The proposed zoning map amendment would apply a supportive housing overlay that was adopted by the City in January 2026 specifically for use within the C-1 Zone.

Supportive Housing Regulations

The Supportive Housing Overlay (S-H) is a zoning overlay that may be applied to properties within the C-1 (Commercial) Zone. The purpose of the overlay is to establish appropriate land use and development standards for supportive housing facilities that provide housing paired with ongoing support services intended to promote long-term well-being and housing stability for individuals affected by homelessness. The S-H Overlay establishes regulations specific to supportive housing while retaining the underlying C-1 zoning designation. Key provisions include:

- The overlay is applied through the zoning map amendment process.
- Development within the S-H Overlay requires a development agreement.
- Development is subject to the City's site plan review process.
- C-1 development standards apply except where the S-H Overlay establishes different standards.
- A supportive housing facility may contain no more than 60 dwelling units and may not exceed a density of 16 units per acre.

PROPOSED REZONE

The applicant is requesting to apply the S-H Overlay to approximately 4.25 acres of the subject property. Approximately 1 acre of the subject property, fronting 1450 South, would remain C-1 (Commercial) to provide for potential future commercial uses.

The S-H Overlay allows a supportive housing facility to contain no more than 60 dwelling units and establishes a maximum density of 16 dwelling units per acre. Based on the approximately 4.25-acre area proposed for the overlay, the maximum of 60 dwelling units would result in a density of approximately 14 units per acre, which is below the maximum density permitted by the S-H Overlay.

GENERAL PLAN & ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide a recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The future land use designation in the General Plan for the subject property is “General Commercial.” This designation is primarily intended for commercial activities such as office, retail, entertainment, and restaurant uses. A mix of commercial and medium-density residential uses may also be considered; however, residential development is not intended to occur without a commercial component. The proposed rezone maintains approximately one acre of the property along the 1450 South frontage as C-1 (Commercial), preserving an opportunity for future commercial development consistent with the General Plan's General Commercial designation. The remainder of the site would be designated with the Supportive Housing Overlay, which was specifically adopted by the City as an overlay to the C-1 Zone. Staff therefore finds that the proposed rezone maintains a portion of the site for commercial development consistent with the General Plan while applying an adopted zoning framework for supportive housing to the remainder of the site. The proposed rezone also supports the General Plan's Housing and Neighborhoods objectives and strategies. The S-H Overlay would provide an additional housing option and support the integration of affordable housing near services and transportation options, consistent with Strategy HN-3. The request also provides an opportunity to collaborate with Davis County as a regional partner in providing housing and essential supportive services, consistent with Strategy HN-7.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	The proposed amendment responds to changed circumstances involving the subject property and the proposed use of the property. Davis County has identified the subject property as a potential location for a supportive housing facility and is currently under contract to purchase the property for this purpose. The proposed rezone would apply the City's existing S-H Overlay to the

	property in response to this specific development circumstance. Applying the S-H Overlay would allow the proposed use to be considered under standards specifically established for supportive housing while maintaining the underlying C-1 zoning designation and the City's applicable development review processes. Staff therefore finds that the proposed amendment responds to changed conditions and supports the purposes of the Land Use Title.
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PUBLIC COMMENT

Mailed notices and the public hearing notice legal ad went out the week of September 20, 2026. A Public Hearing Notice sign was posted on the property on September 25, 2026. No public comment has been received to date.

FINDINGS AND CONCLUSION

Based on the analysis of this request and the Clearfield City General Plan as well as the City's Land Use Ordinance, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based on the analysis of the staff report and the following findings:

1. The subject property is currently located within the C-1 Zone, which is the underlying zoning district to which the S-H Overlay may be applied under the Clearfield City Code.
2. The requested zoning designation of C-1 (S-H) is consistent with the zoning framework established by the City through its January 2026 adoption of the Supportive Housing Overlay.
3. The proposed rezone is generally consistent with the applicable goals, objectives, and strategies of the Clearfield General Plan, including provisions encouraging a range of housing options, access to services and transportation, and collaboration with regional partners.
4. Application of the S-H Overlay would establish the regulatory framework for supportive housing on the subject property but would not, by itself, approve a specific development proposal. Future development would remain subject to applicable site plan review, development standards, and a development agreement.
5. The proposed rezone maintains approximately one acre of the subject property along 1450 South as C-1 (Commercial), preserving the opportunity for future commercial development consistent with the General Plan's General Commercial designation.
6. The subject property is located in an area with access to existing services, transportation options, and other community resources, which is consistent with the City's established framework for allowing supportive housing within the C-1 Zone and in proximity to services and transportation.

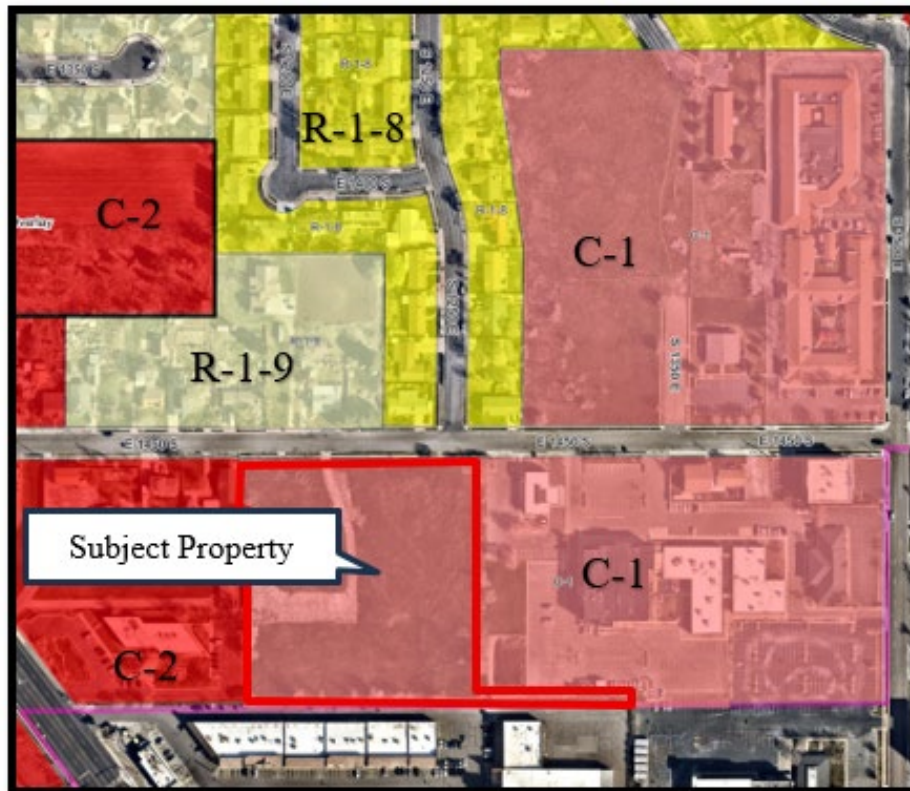
ATTACHMENTS

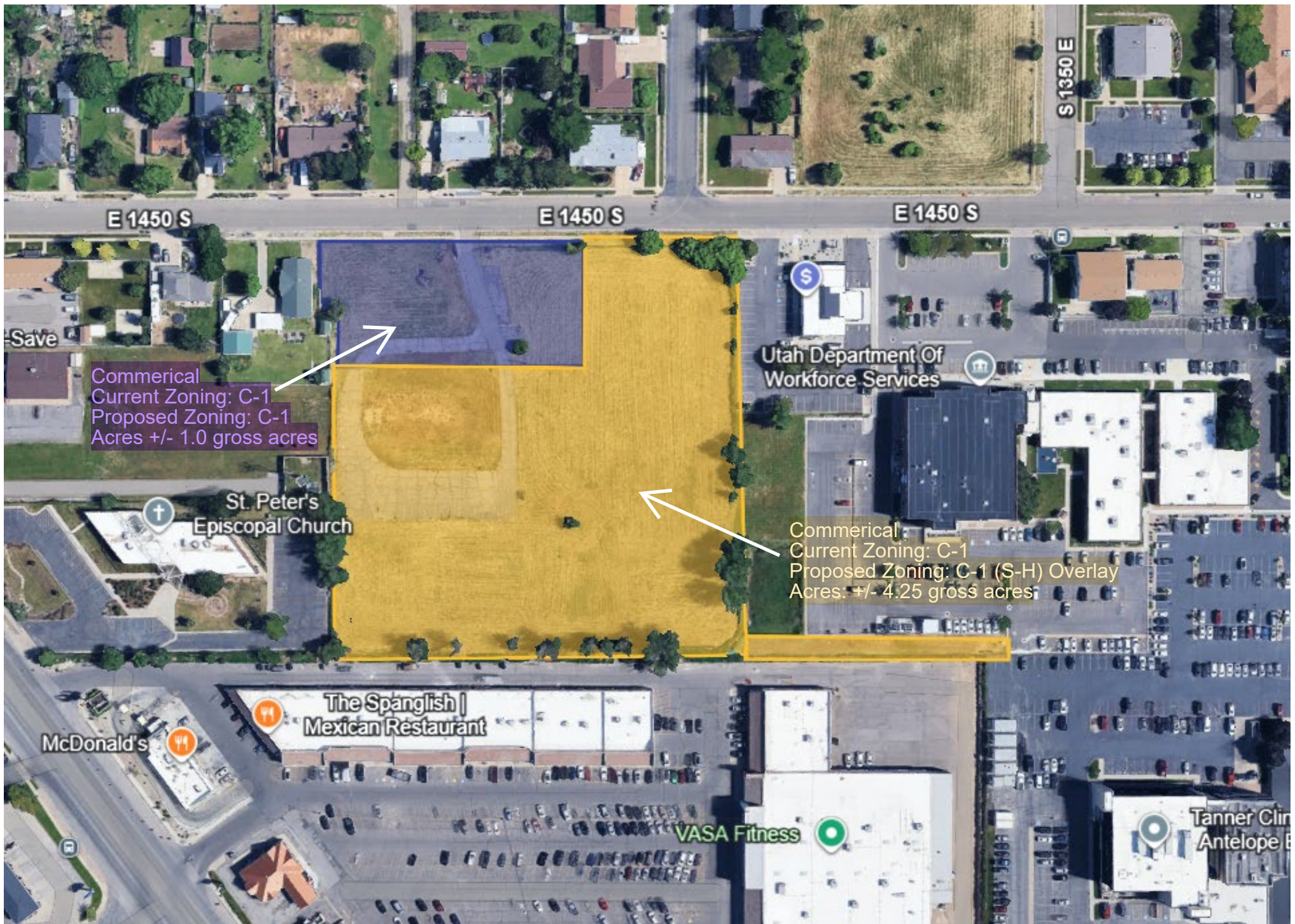
1. 1230 E 1450 S - General Plan Map
2. 1230 E 1450 S - Zoning Map
3. Proposed Rezone

1230 E 1450 S – GENERAL PLAN MAP



1230 E 1450 S – ZONING MAP





Proposed Zoning Map



Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
(801) 525-2718

MEETING DATE: Wednesday, October 7th, 2026

SUBJECT: Discussion and Possible Action on **CUP 2026-0904**, a conditional use permit request by Shayla Barton for a home occupation involving the use of a shed for a dog grooming business. **Location:** 623 North 1000 West (TIN: 14-065-0051). **Parcel Area:** 0.5 Acres. **Zone:** R-1-8 (Residential). **(Administrative Action)**

RECOMMENDATION

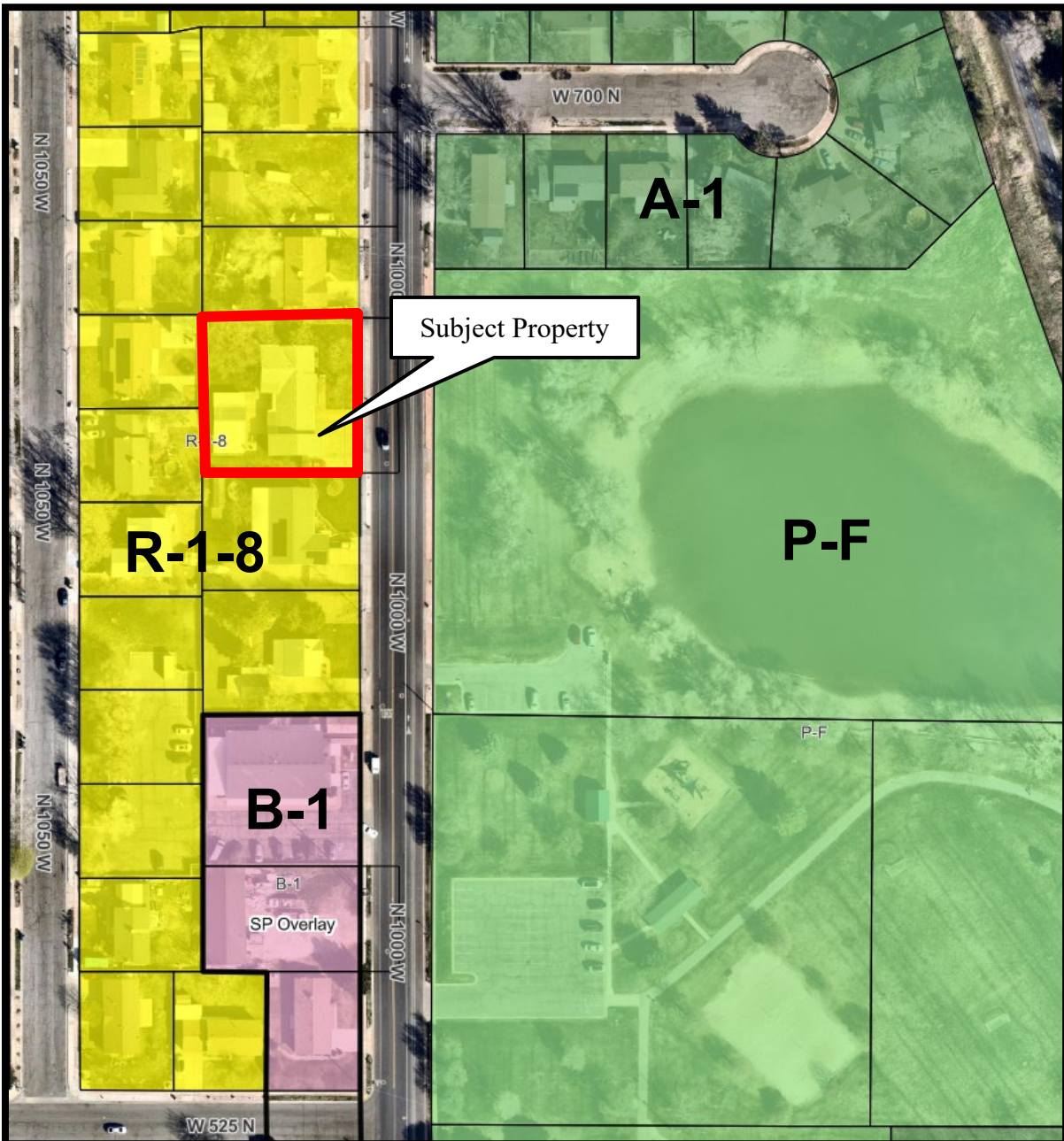
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2026-0904**, a conditional use permit request by Shayla Barton for a home occupation business to use a shed for dog grooming at the subject property.

PROJECT SUMMARY

Project Information	
Project Name	Pawfection Professional Grooming
Site Location	623 North 1000 West
Parcel ID	14-065-0051
Applicant	Shayla Barton
Property Owner	Barton, Shayla & Voi
Proposed Actions	Conditional Use Permit Approval
Current Zoning	R-1-8 (Residential)
Parcel Area	0.5 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Single-Family Residential	R-1-8 (Residential)	Neighborhood Residential
East	Steed Pond	P-F (Public Facilities)	Open Space & Parks
South	Single-Family Residential	R-1-8 (Residential)	Neighborhood Residential
West	Single-Family Residential	R-1-8 (Residential)	Neighborhood Residential

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Previously, in January 2025, Shayla Barton obtained conditional use permit approval from the Planning Commission to conduct a home occupation business using a small shed for dog grooming. She has since purchased a new home and is seeking conditional use permit approval for the home occupation at the new location. Home occupations are permitted in all residential zones and subject to standards outlined in Chapter 11-16 of the Clearfield City Code. Typically, a home occupation is conducted wholly within the

primary structure of the premises. When the use of a garage or accessory structure is proposed as part of a home occupation, conditional use permit approval is required.

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

The property is located in an R-1-8 (Residential) neighborhood along 1000 West. The lot size is approximately half an acre and contains a single-family dwelling. There is a small shed on the north side of the home where the dog grooming activities will occur. The shed is eight feet by fourteen feet (8'x14'), which is small enough to not require a building permit.

Section 11-16-3 of the Home Occupation ordinance gives general regulations that all home occupations shall comply with. One of the regulations states that the home occupation shall not alter the residential character of the neighborhood in which it is located. Given the specific nature of dog grooming, staff has included conditions of approval to address hours of operation, noise, and storage. The home occupation code standards together with the recommended conditions are intended to prevent the changing of the residential character of the neighborhood and to mitigate any adverse impacts to the area.

PUBLIC COMMENT

Public notice was placed on the property on September 25, 2026. No public comments have been received to date.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed home occupation is consistent with the General Plan and applicable zoning regulations. The conditions of approval are intended to ensure that the operation remains compatible with the residential character of the surrounding neighborhood and complies with applicable requirements for home occupations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	The proposed home occupation will provide dog-grooming services to residents of the community and surrounding area, providing a service that is commonly needed by pet owners. The use is small in scale and, with the recommended conditions, can operate from the property without adversely affecting the residential

		character or general well-being of the surrounding neighborhood.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	The dog-grooming operation will be conducted within an existing accessory structure, and the recommended conditions of approval limit hours of operation, employee presence, signage, outdoor storage, and potential noise and other impacts associated with the business. Compliance with applicable building, fire, health, and other regulations will further address potential health and safety concerns. With these conditions, the use is not anticipated to adversely affect surrounding properties or the health, safety, or general welfare of the neighborhood.
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	The proposed conditions are based on the applicable standards in Title 11, Chapter 4, "Conditional Use Permits"; Title 11, Chapter 16, "Home Occupations"; and Title 5, Chapter 5, "Community Noise Pollution Control."

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by the Planning and Building Divisions.

CONDITIONS OF APPROVAL

Based upon a review of the request and applicable ordinance standards, staff recommends that the Planning Commission approve the conditional use permit request subject to the following conditions. The conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

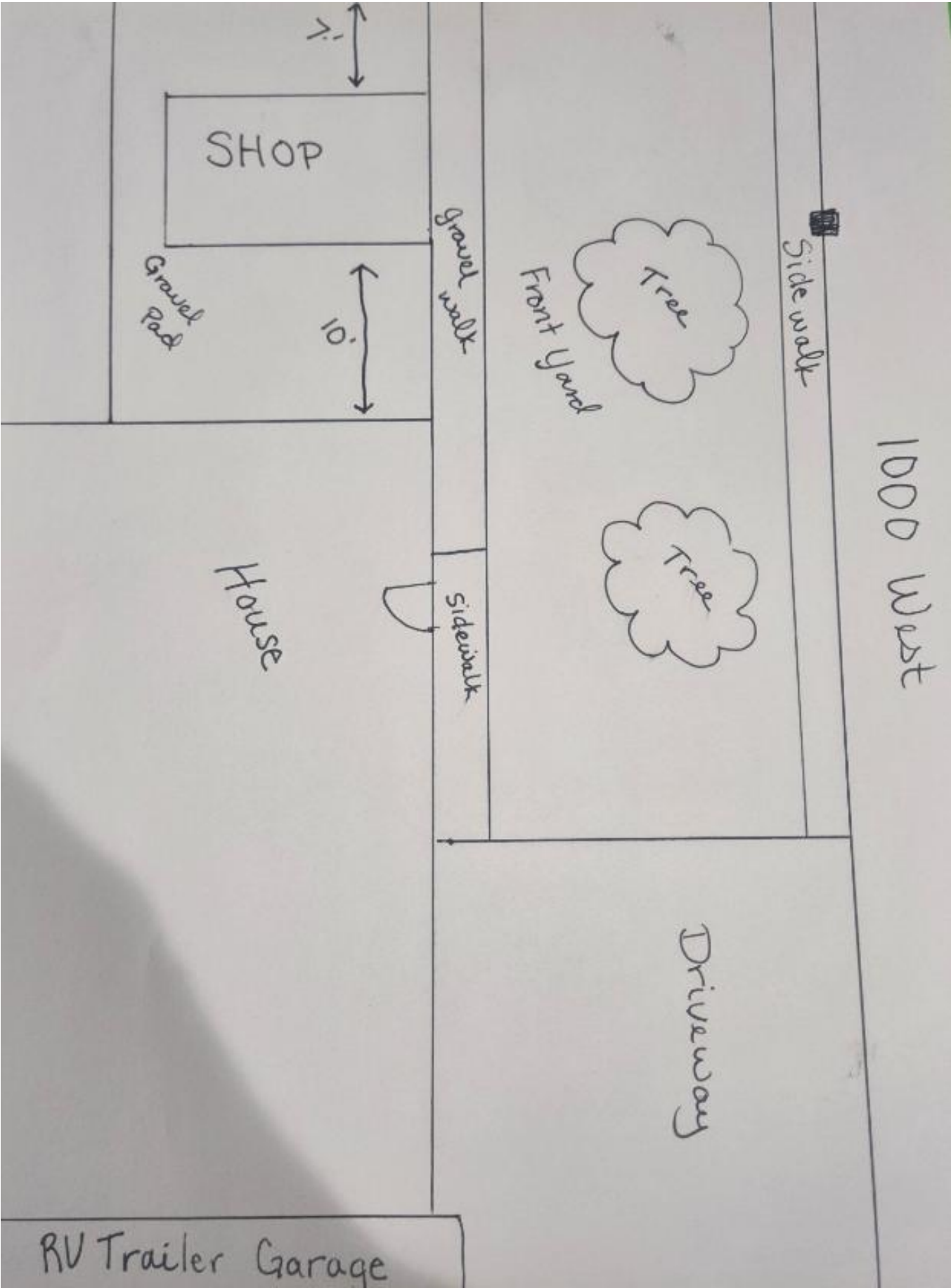
- 1) No more than one (1) nonresident may be employed on the premises, at any time.
- 2) The home occupation shall not physically change the property to the extent that it would alter the residential character of the neighborhood in which it is located.
- 3) The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood by reason of signage, color, design, materials, construction, lighting, sound, noises, or vibrations.
 - The home occupation shall comply with the maximum residential outdoor sound levels as required by Clearfield Community Noise Pollution Control standards as found in Title 5, Chapter 5, "Community Noise Pollution Control".
 - The City shall be allowed to perform inspections, investigations, reviews, and other actions as necessary to ensure compliance with noise pollution standards.

- Dogs associated with the business shall not be permitted to remain unattended outdoors on the premises, and dogs shall not be permitted to create unreasonable noise, odors, or other nuisances affecting neighboring properties.
 - All dog-grooming activities associated with the home occupation shall occur within the approved accessory structure.
- 4) Storage associated with the business shall be entirely within an enclosed structure.
 - 5) There shall be no external display of goods or materials upon the premises.
 - 6) No sign or advertising shall be displayed on the premises other than one nonilluminated, flat wall sign that is no greater than three (3) square feet and only identifies the name of the business.
 - 7) The home occupation shall not generate vehicular traffic significantly in excess of that which is normally generated by a residential use.
 - 8) To protect the residential character of the neighborhood, the home occupation shall operate only between the hours of 7:00 a.m. and 7:00 p.m.
 - 9) The applicant shall maintain a Clearfield City business license for business operations from this location.
 - 10) There shall be complete conformity with the applicable building code, fire code, plumbing code, mechanical code, national electrical code, Davis County and state health codes, and to all state and city ordinances.

ATTACHMENTS

1. Site Plan
2. Floor Plan

Pawfection Site Plan (Accessory Structure Location)



Pawfection Floor Plan





Planning Commission

STAFF REPORT

DISCUSSION
ITEM

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
801-525-2718

MEETING DATE: Wednesday, October 7th, 2026

SUBJECT: Residential Townhome Zone (R-T)

BACKGROUND & POLICY CONSIDERATIONS

On January 7, 2026, the Planning Commission discussed the Housing & Neighborhoods Policies and Strategies contained in the City's General Plan. The General Plan identifies the importance of providing a range of housing types that are consistent with existing development patterns, support attainable and affordable housing, meet the needs of residents through different life-cycle stages, and preserve neighborhood character.

Several relevant strategies from the General Plan Policy Guide were discussed, including:

- HN-4: Modify the City's land use design regulations, as warranted, to support:
 - o Clearfield's long-term housing plans, which are geared toward diversifying the housing types in the community to support affordability and the ability to live or continue living in the community through various life cycle stages;
 - o Compatible, context-sensitive development patterns for infill and redevelopment projects, including newer housing types within existing neighborhoods;
 - o Integration of under-represented residential housing types into compatible neighborhoods, including duplexes and triplexes;
 - o A mix of housing types for both home ownership and rental options
- HN-6: Evaluate and update, as warranted, design guidelines for medium and higher density developments that establish compatibility with the surrounding context

During the discussion, Staff and the Planning Commission identified two potential new residential zoning tools: a townhome zone and an infill zone. The townhome zone was identified as a more readily achievable first step, while an infill zone was recognized as potentially more complex and likely to benefit from additional study or outside consulting assistance.

The discussion also identified an opportunity to more clearly distinguish townhome development from the broader range of residential development currently accommodated within the R-3 Zone. Townhomes have characteristics that distinguish them from conventional multifamily development, including attached dwelling units that may be separately platted and individually owned. Establishing a zoning district specifically designed around these characteristics would allow the City to provide development standards and a density framework more appropriately tailored to this housing form, while maintaining a clear distinction between moderate-density attached ownership housing and higher-intensity multifamily development.

Following the Planning Commission's January discussion, Staff has prepared a draft Residential Townhome (R-T) Zone for further discussion and direction. The draft is intended to provide a framework for moderate-density, individually owned attached residential development, including townhomes and other compatible attached

housing forms, while establishing development standards tailored to the form and context of such development.

PLANNING COMMISSION DISCUSSION

Staff is seeking additional input from the Planning Commission regarding the proposed purpose, permitted housing types, density, development standards, and overall policy direction of the R-T Zone. Following discussion, the Planning Commission may provide direction regarding the proposed Residential Townhome Zone, including whether the draft is ready to proceed as a formal zoning text amendment or whether additional revisions and discussion are warranted.

ATTACHMENTS

1. DRAFT Residential Townhome Zone (R-T)

Article I. Residential Townhome Zone (R-T)

11-9I-1: PURPOSE:

The R-T Residential Townhome Zone is established to provide an attractive setting for moderate-density residential development characterized primarily by individually subdivided townhome and two-family dwellings. The zone is intended to accommodate a variety of attached housing types and forms, including traditional townhomes and attached patio home-style dwellings, and to provide opportunities for individual ownership of attached housing. Development within the zone is intended to occur in smaller-scale building groupings that are compatible with surrounding residential neighborhoods and provide an alternative to the higher-density, multiple-family development permitted in the R-3 Residential Zone. Compatible nonresidential uses are also anticipated and provided for.

11-9I-2: PERMITTED USES:

The following buildings, structures, and uses of land are permitted in the R-T Residential Townhome Zone upon compliance with the requirements set forth in this code:

Churches.

Daycares, residential.

Group homes for persons with a disability.

Group homes for the elderly.

Home occupations.

Townhome dwellings.

Two-family dwellings.

Parks and open space.

Preschools, residential.

Schools.

11-9I-3: PROJECT AREA AND FRONTAGE REGULATIONS:

A. Project Area: No minimum project area is required. The overall development shall comply with the density, lot configuration, and other applicable development standards of this zone.

B. Project Frontage: There shall be no minimum frontage for townhome and two-family dwellings, provided that the development complies with the subdivision and lot configuration requirements of this Article.

11-9I-4: YARD REGULATIONS:

The following minimum setback requirements are measured from the R-T project external property boundaries.

A. Front Yard Setback: Twenty feet (20') minimum. In cases where all required garage parking is located at the rear of the building, the minimum setback is reduced to ten feet (10').

B. Side Yard Setback: Ten feet (10') minimum.

C. Side Yard Setback, Corner Lots: Fifteen feet (15') minimum.

D. Rear Yard Setback: Twenty-five feet (25') minimum.

E. Accessory Buildings: Accessory structures are permitted when accessory to a permitted principal dwelling and shall comply with the applicable building, setback, lot coverage, and other development standards of this Title.

11-9I-5: HEIGHT REGULATION:

No main building shall be erected to a height greater than thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height or the maximum height of the main building, whichever is lower.

11-9I-6: DISTANCE BETWEEN MAIN BUILDINGS:

A. Front to Front Minimum: Thirty feet (30'). In cases where all required garage parking is located to the rear of the building, the minimum distance is reduced to twenty feet (20').

B. Rear to Rear Minimum: Thirty feet (30')

C. Side to Side Minimum: Fifteen feet (15')

D. Side to Front or Side to Rear Minimum: Twenty feet (20')

11-9I-7: DENSITY:

Density shall not exceed twelve (12) dwelling units per acre.

11-9I-8: SUBDIVISION:

Development of townhome and two-family dwellings shall include the creation of a separate lot for each dwelling unit. Each lot created for a townhome or two-family dwelling shall have a minimum width of twenty-two feet (22').

11-9I-9: PROJECT COVERAGE:

A. The total area covered by all buildings, including main and accessory buildings, shall not be more than forty-five percent (45%) of the total project area.

B. The combined footprint of all accessory buildings shall not exceed forty percent (40%) of the footprint of the main building(s).

11-9I-10: PARKING, LOADING AND ACCESS:

See chapter 14 of this title.

11-9I-11: SIGNS:

See chapter 15 of this title.

11-9I-12: SITE PLAN APPROVAL:

Site plan approval shall be required for all development within the R-T Zone, in accordance with the provisions of chapter 5 of this title.

11-9I-13: OTHER REQUIREMENTS:

A. Landscaping And Open Space: A minimum of twenty-five percent (25%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Unit Width and Floor Area: Townhome and two-family dwellings shall have a minimum unit width of twenty-two feet (22'). Each dwelling unit shall have a minimum finished floor area of one thousand (1,000) square feet.

C. Walls And Fences: Walls or fences may be required around developments in the R-T Zone. The height, type, location, and materials of such walls and fences shall be approved by the planning commission as part of the site plan review.

D. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two (2) car garage in compliance with the standards in Chapter 14 of this Title.

E. Development Agreement: A development agreement may be required by the City Council as a condition of approval of a rezone to the R-T Zone when necessary to address project specific requirements not otherwise addressed by this Title.

F. Townhome Dwelling Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.
2. Accessory buildings shall be built with a finished, all weather exterior material.
3. Any front building elevation or elevation facing a street or right of way shall include at least one (1) of the following: brick, stone, or rock.

G. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

H. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

I. Design Standards: All new site development or construction in the R-T Zone shall incorporate the appropriate design standards described in chapter 18 of this title.

J. Attached Townhome Structural Maximum: No more than six (6) individual townhome dwellings may be structurally attached in a continuous row or cluster.