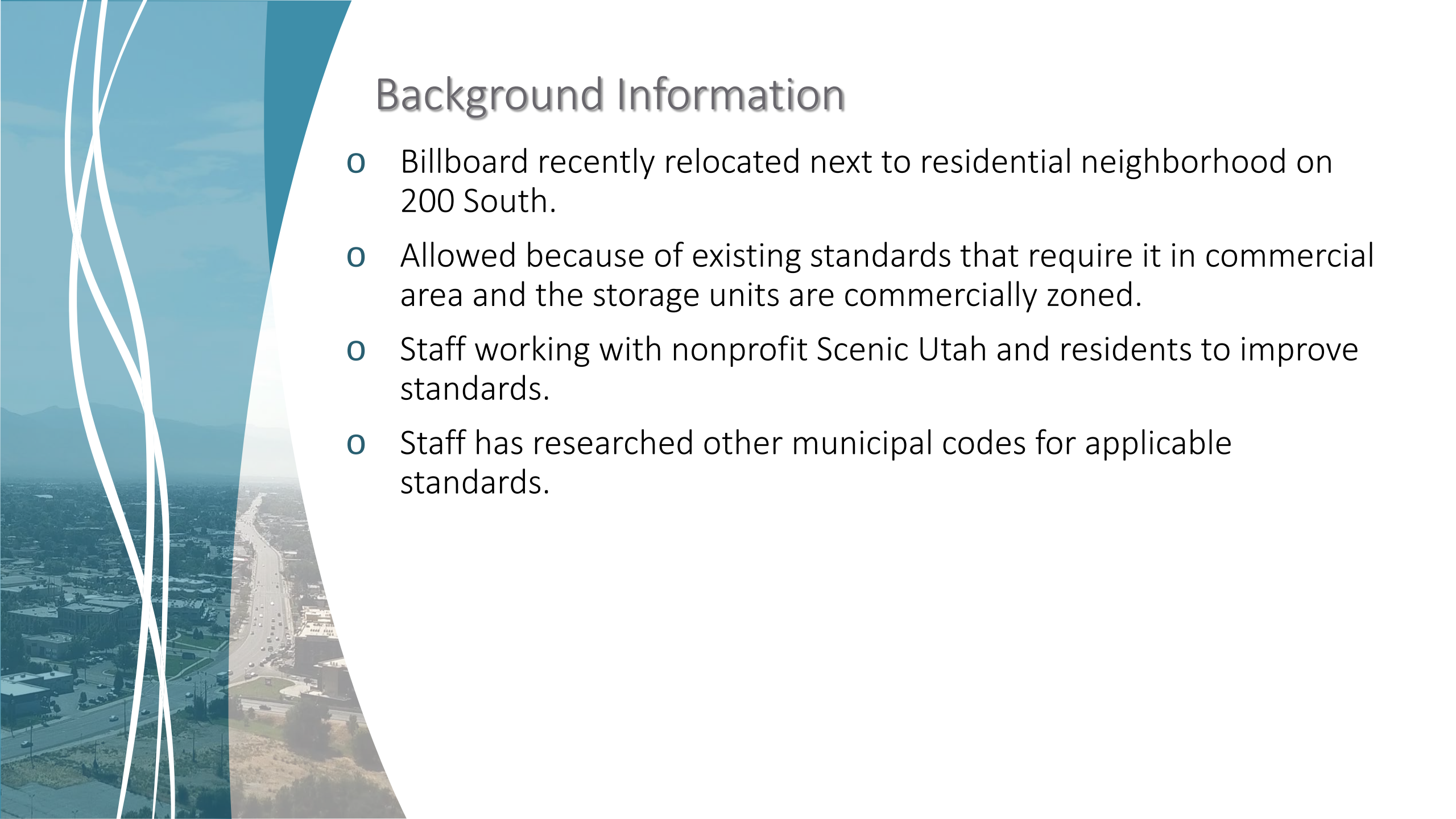


Clearfield City Council Work Session

May 21st, 2019

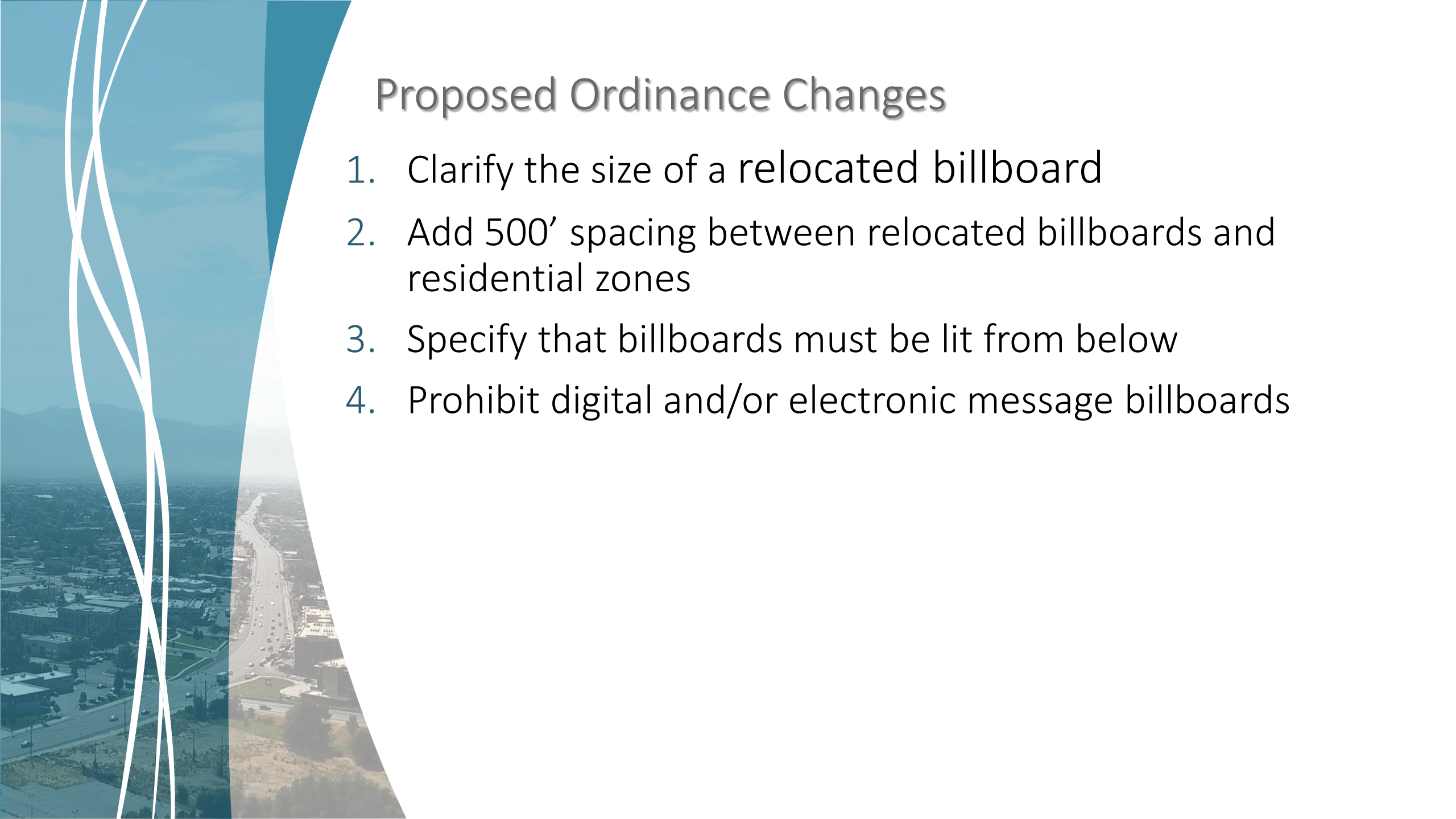


BILLBOARD REGULATIONS
SECTION 11-15-8F
Zoning Text Amendment, ZTA 1903-0017



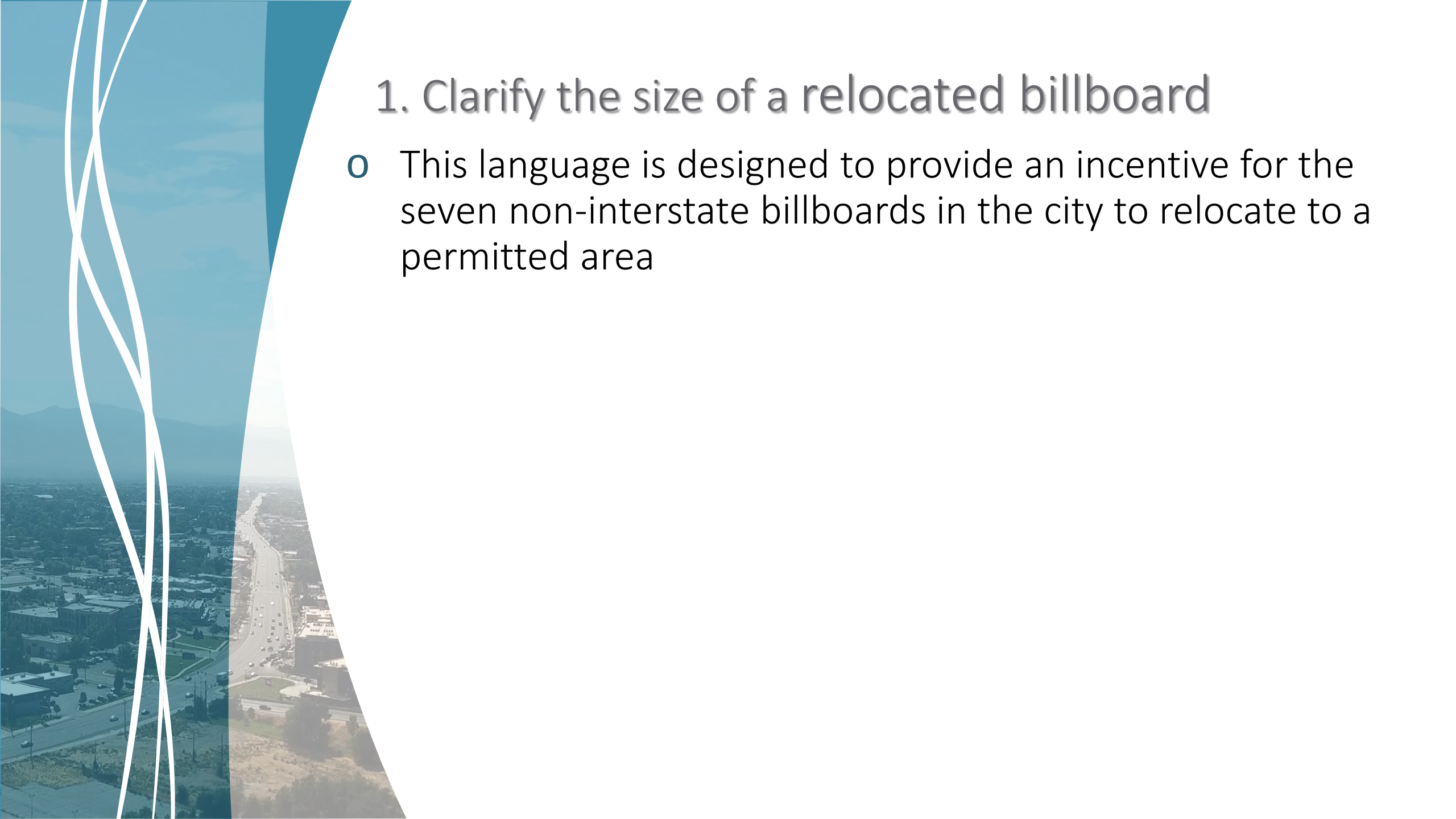
Background Information

- Billboard recently relocated next to residential neighborhood on 200 South.
- Allowed because of existing standards that require it in commercial area and the storage units are commercially zoned.
- Staff working with nonprofit Scenic Utah and residents to improve standards.
- Staff has researched other municipal codes for applicable standards.



Proposed Ordinance Changes

1. Clarify the size of a relocated billboard
2. Add 500' spacing between relocated billboards and residential zones
3. Specify that billboards must be lit from below
4. Prohibit digital and/or electronic message billboards

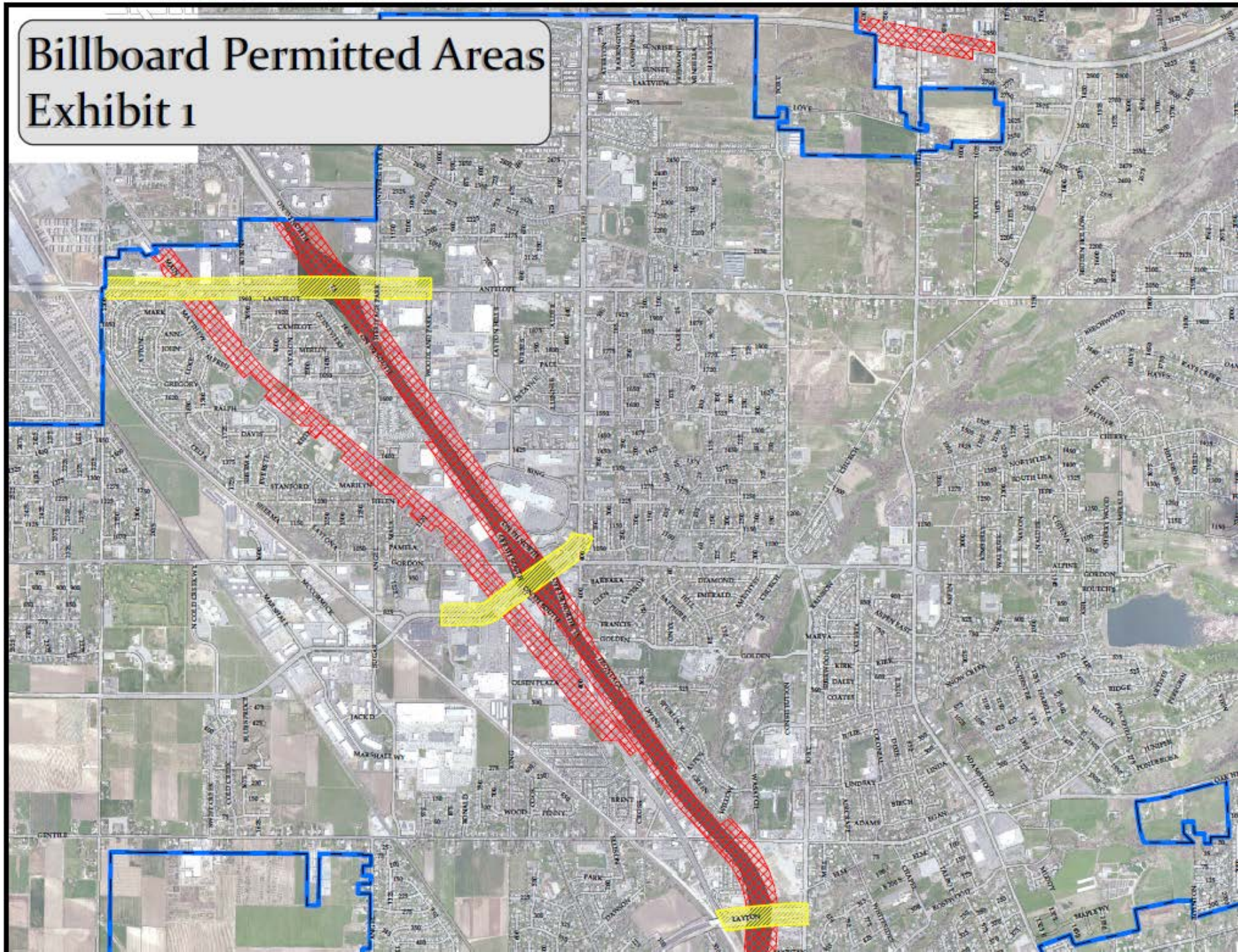


1. Clarify the size of a relocated billboard

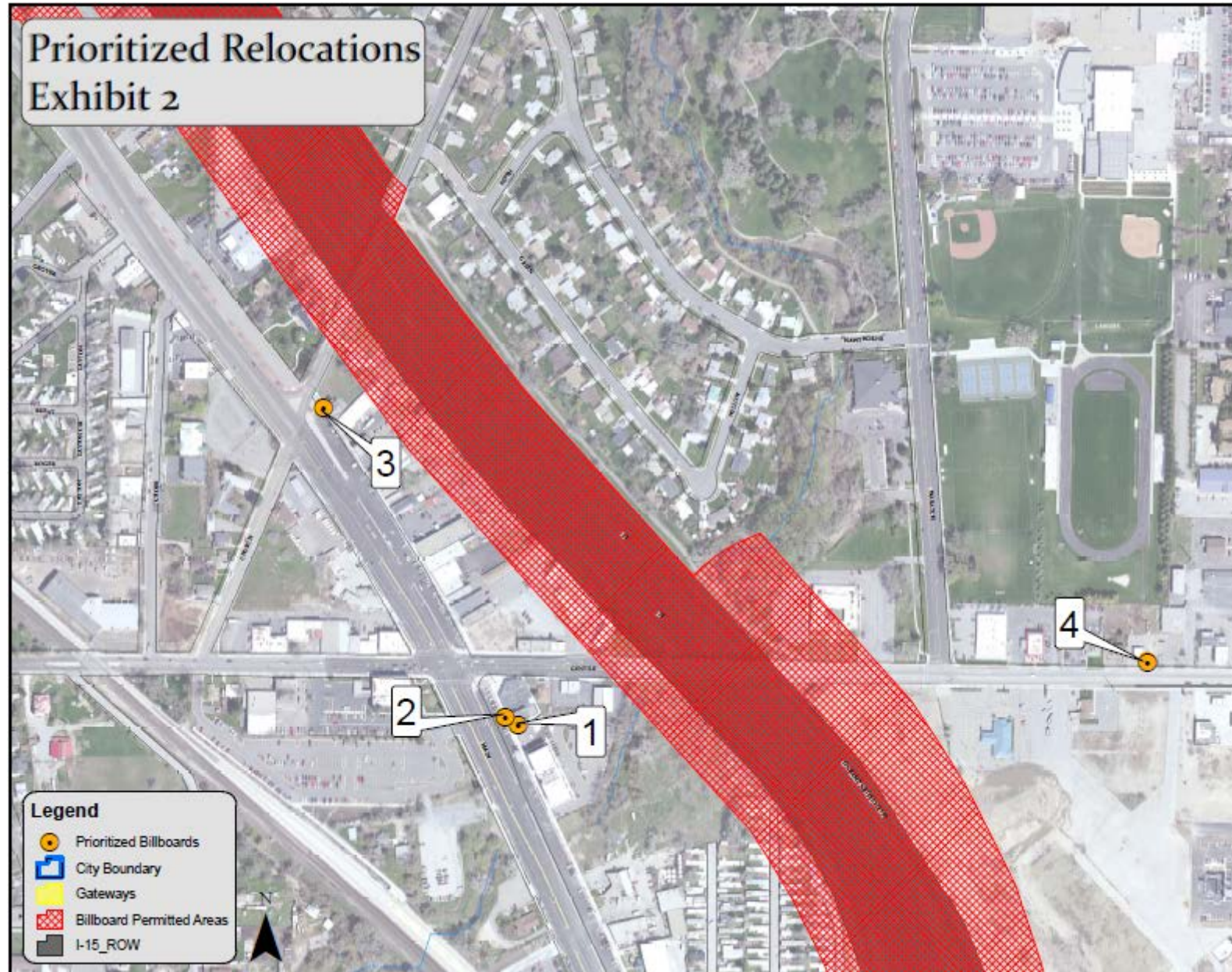
- o This language is designed to provide an incentive for the seven non-interstate billboards in the city to relocate to a permitted area

Layton City

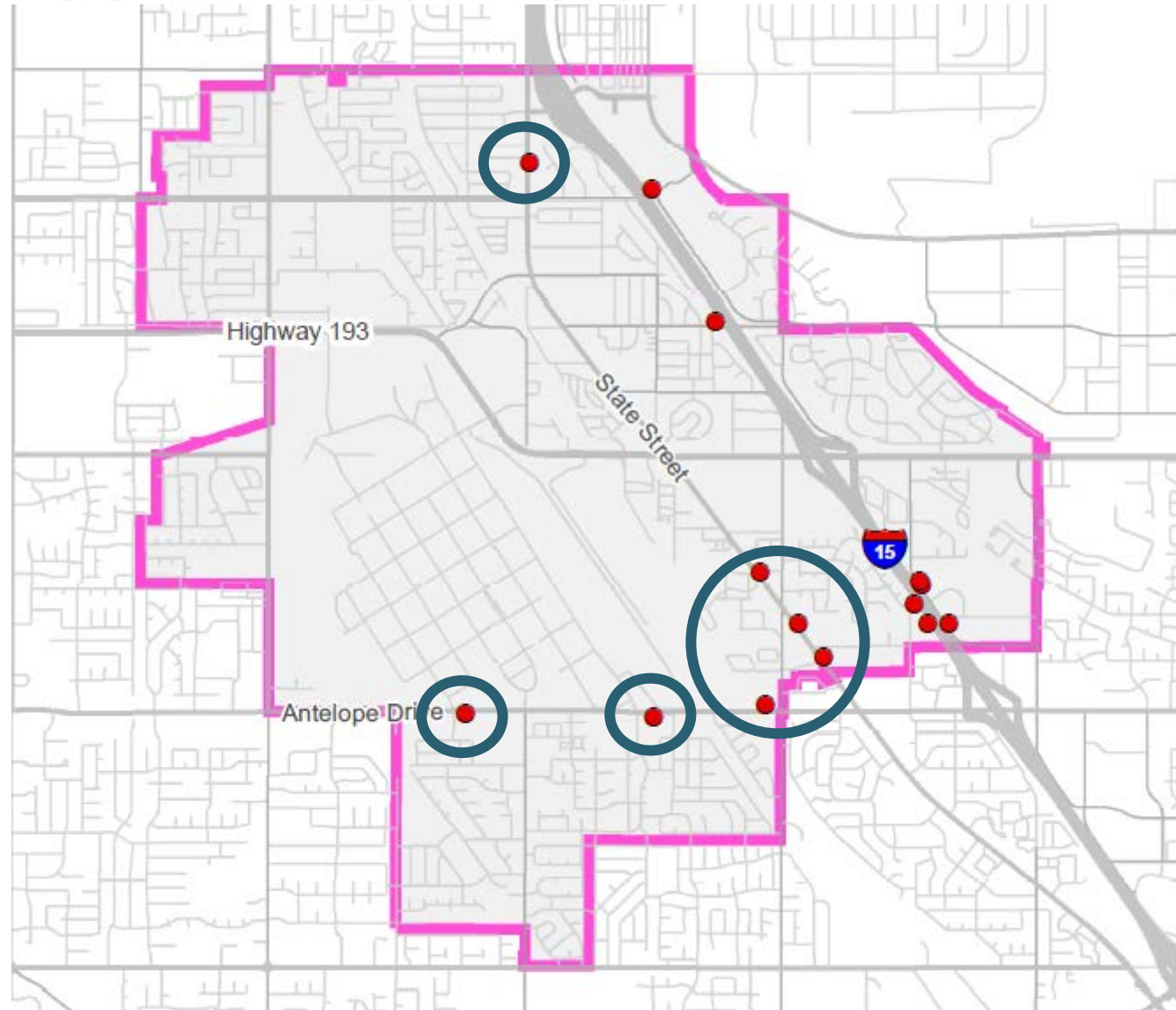
Billboard Permitted Areas Exhibit 1



Layton City



Billboards in Clearfield





2. 500' Spacing in Residential Zones

- 500' is the UDOT requirement for spacing between billboards on the interstate
- Resident proposal was 1000'
- Staff recommends a 500' buffer between billboards and residential zones in order to make relocation to the interstate corridor possible

3. Lighting from Below





4. Prohibit Digital/Electronic Billboards

- According to Scenic Utah:
 - Digital billboards are 10x brighter than the surrounding area, and 3x brighter than a traditional billboard.
 - Digital billboards become the brightest objects in the landscape and overwhelm the fundamental character of a place
 - 23% of crashes and near-crashes in metropolitan environments are attributable to eyes off the forward roadway greater than two seconds.
 - Rotating billboard messages are designed to pull drivers' attention from the roadway

Staff Recommendation/Conclusion

Staff recommends that the City Council **APPROVE** the proposed zoning text amendment, based upon the following findings:

1. Based on the information provided by Scenic Utah that there is agreement that billboards have distinct negative impacts on communities such as: visual clutter, light pollution, and driver distraction.
2. Utah State Code limits the construction of new billboards within close proximity of existing billboards.
3. Billboards may impede effective and valuable redevelopment and economic development of communities.
4. The proposed amendments will encourage relocation along the interstate while increasing standards to protect residentially zoned properties.

Planning Commission Recommendation

1. **Move to recommend approval of ZTA 1903-0017** to the City Council, a zoning text amendment to amend Land Use Ordinance Section 11-15-8F as proposed and amended



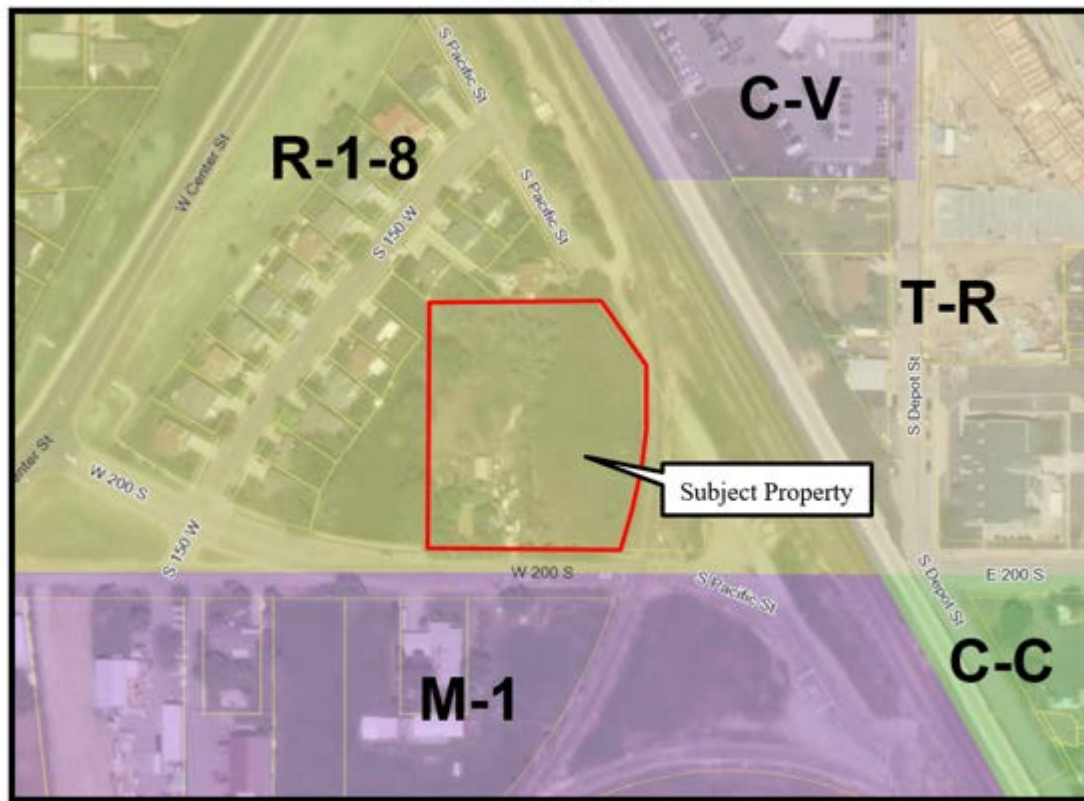
REZONE R-1-8 to R-1-6
Zoning Map Amendment, RZN 1903-0018



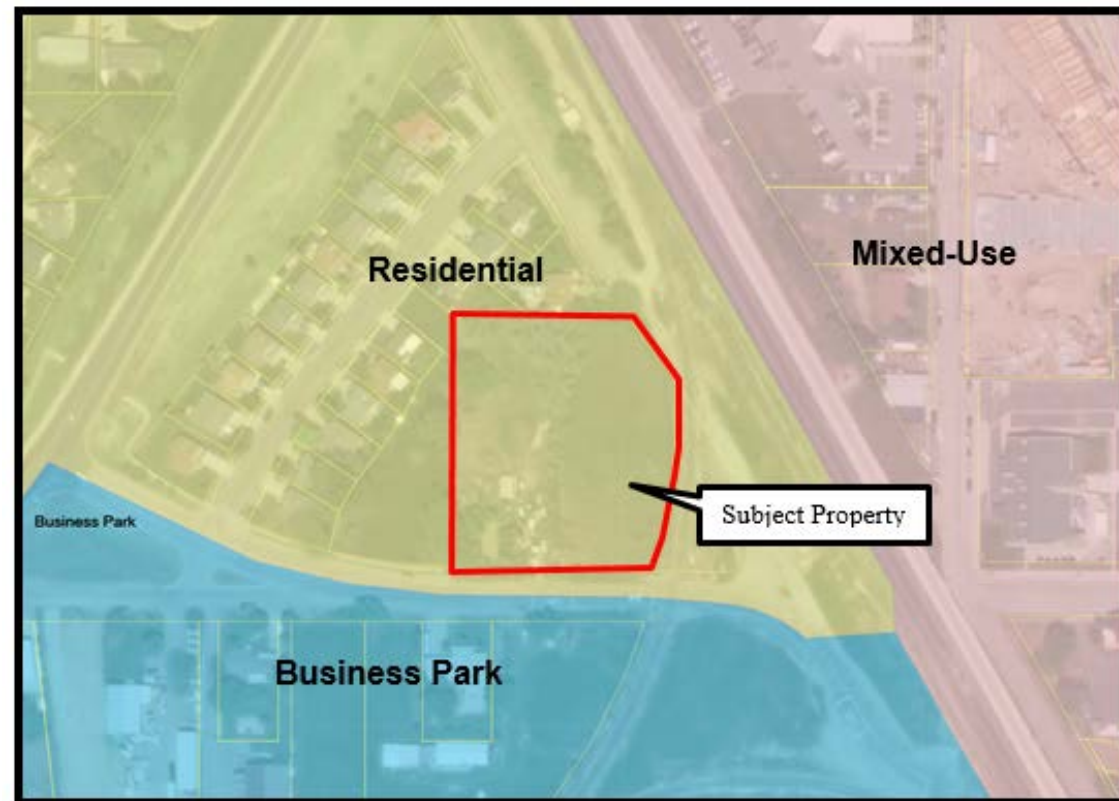
Background Information

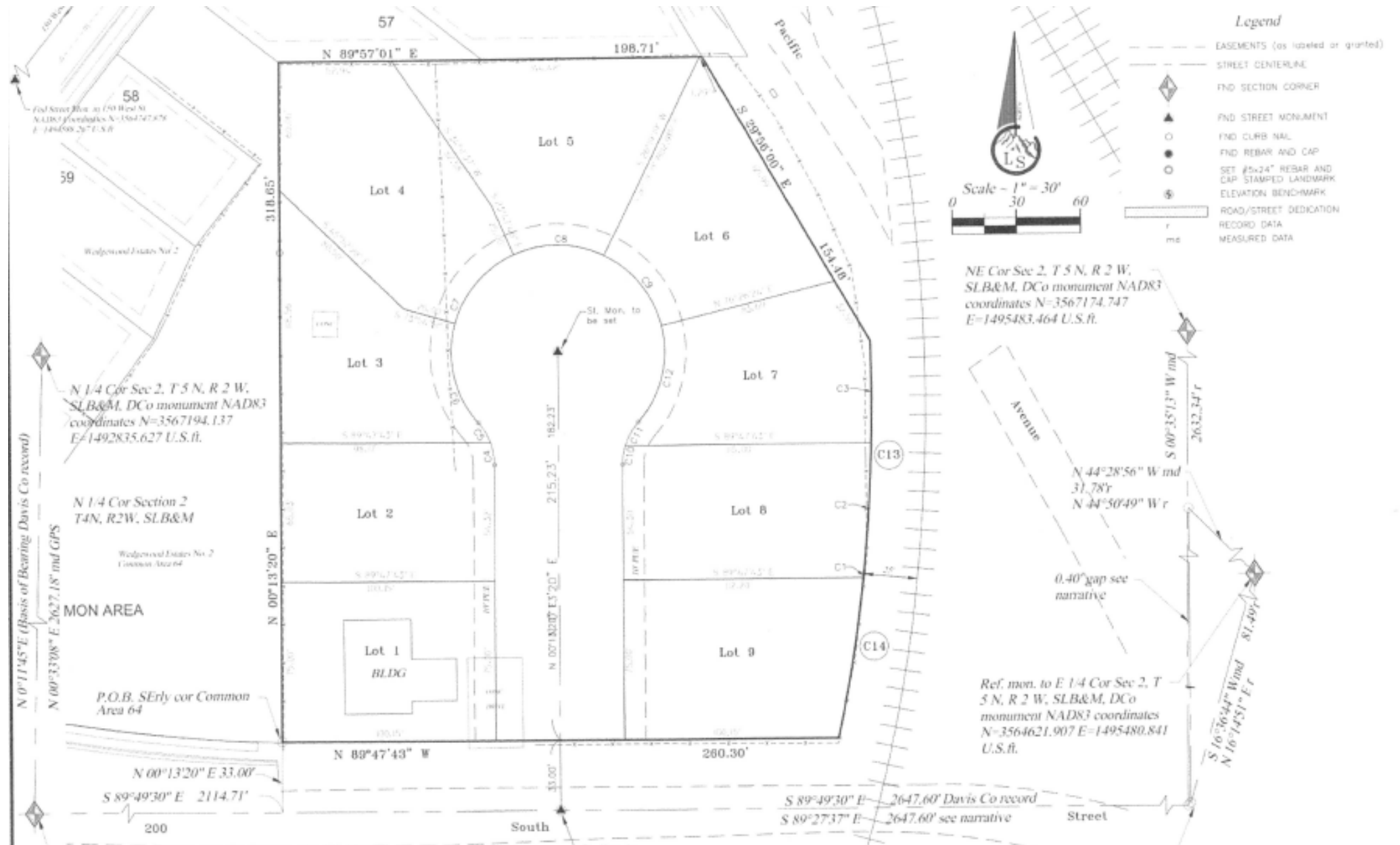
- Property designated as Residential in General Plan.
- General Plan recently amended to allow R-1-6 zone.
- The adjacent Wedgewood Estates No. 2 Subdivision has average lot sizes of 5,168 square feet.
- Supported by General Plan and policy to approve low density residential outside of downtown corridor.

ZONING MAP



GENERAL PLAN: FUTURE LAND USE MAP





Staff Recommendation/Conclusion

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment and future development of this area as residential will support Hamblin Park to the west.
3. The R-1-6 Zone for this area will provide a gradual land use transition from the single-family residential to the northwest and the higher density residential to the east in the downtown corridor.
4. The rezone of this property to R-1-6 and development in accordance with those standards is consistent with the character and design of the adjacent Wedgewood Estates No. 2 subdivision.

Planning Commission Recommendation

On May 8th 2019, the Planning Commission forwarded a recommendation of **approval of RZN 1903-0018**, to the Clearfield City Council, a zoning map amendment request by Kyle Weaver to rezone the subject property from R-1-8 (Residential) to R-1-6 (Residential).

