

Clearfield City Council Work Session

December 3, 2019



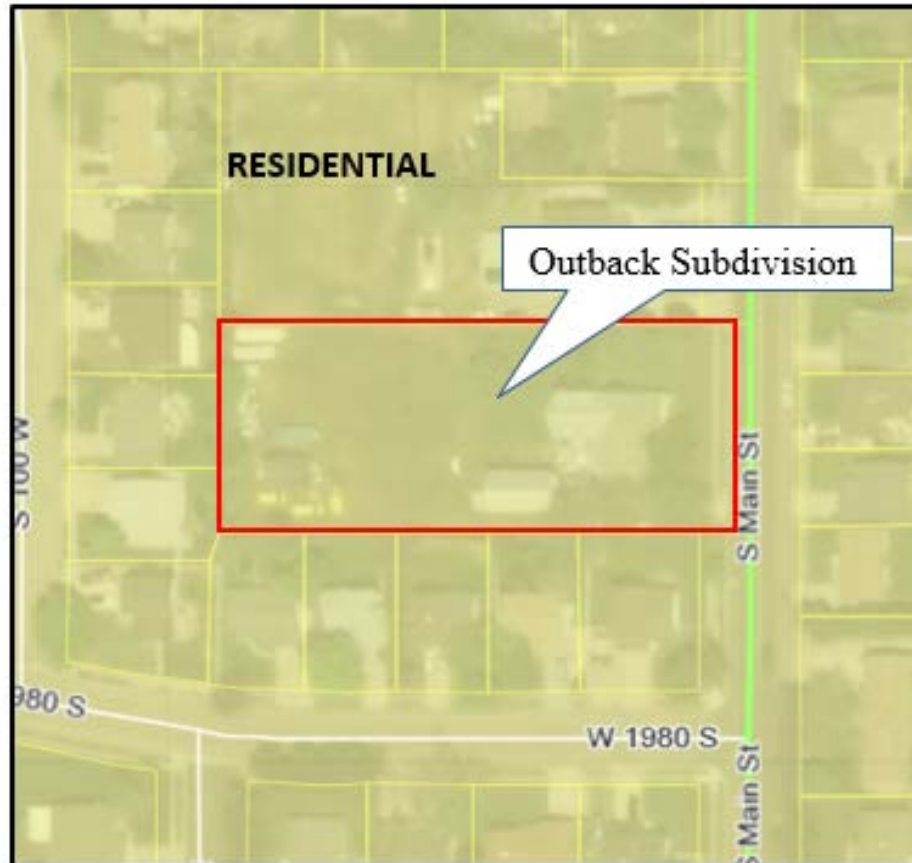
R-1-8 (Residential) to R-1-6 (Residential)
Zoning Map Amendment, RZN 1019-0014



Background Information

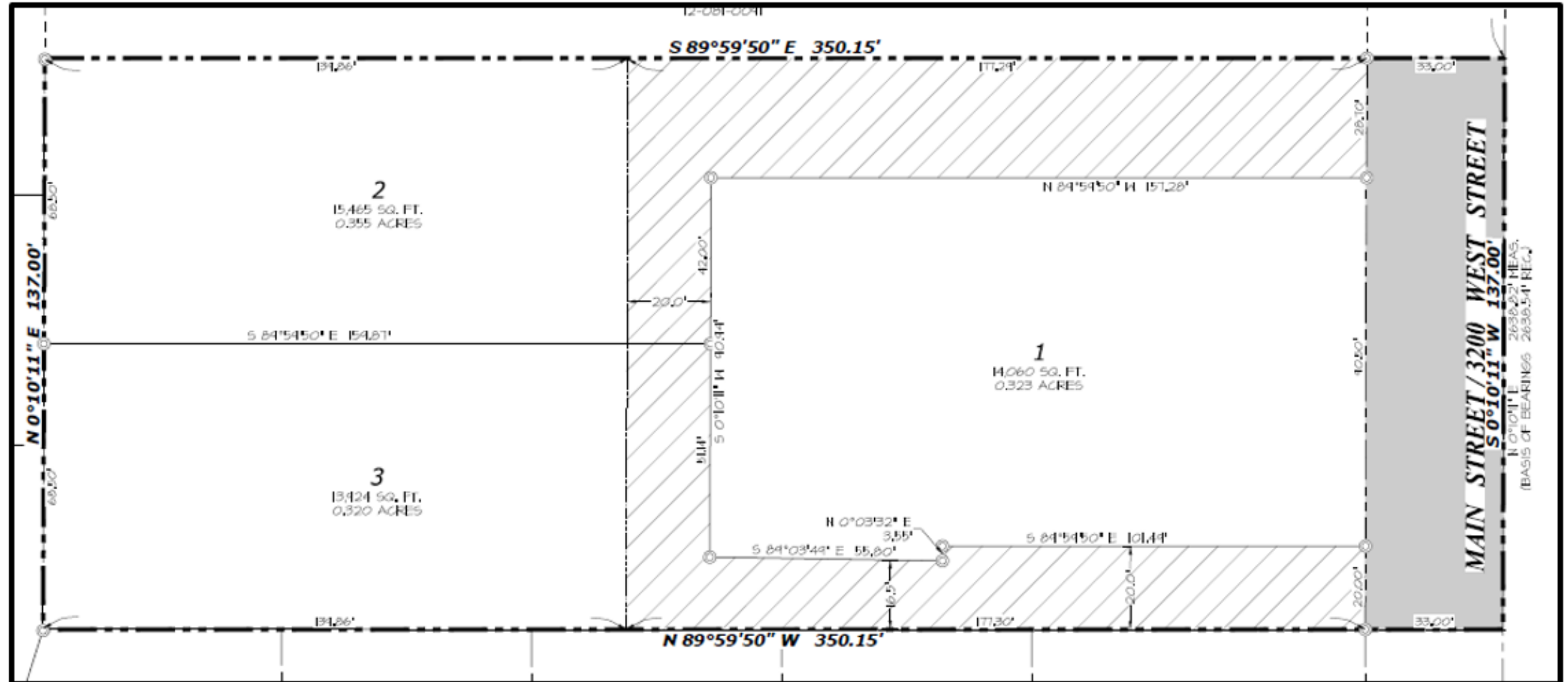
- Parcel is currently zoned R-1-8 (Agricultural)
- Applicant would like to subdivide property into 3 Lots.
 - 2 Flag Lots
 - 1 Regular Lot
- Existing Home to remain on Lot 1
- Need to rezone to R-1-6 to meet minimum lot widths for zone.
 - 1 foot shy for each flag lot in R-1-8 Zone.
- General Plan designation is Residential and supports R-1-6 for residential infill.

General Plan



Zoning





Staff Recommendation/Conclusion

Staff recommended 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 single family residential will support and be consistent with the surrounding neighborhoods.

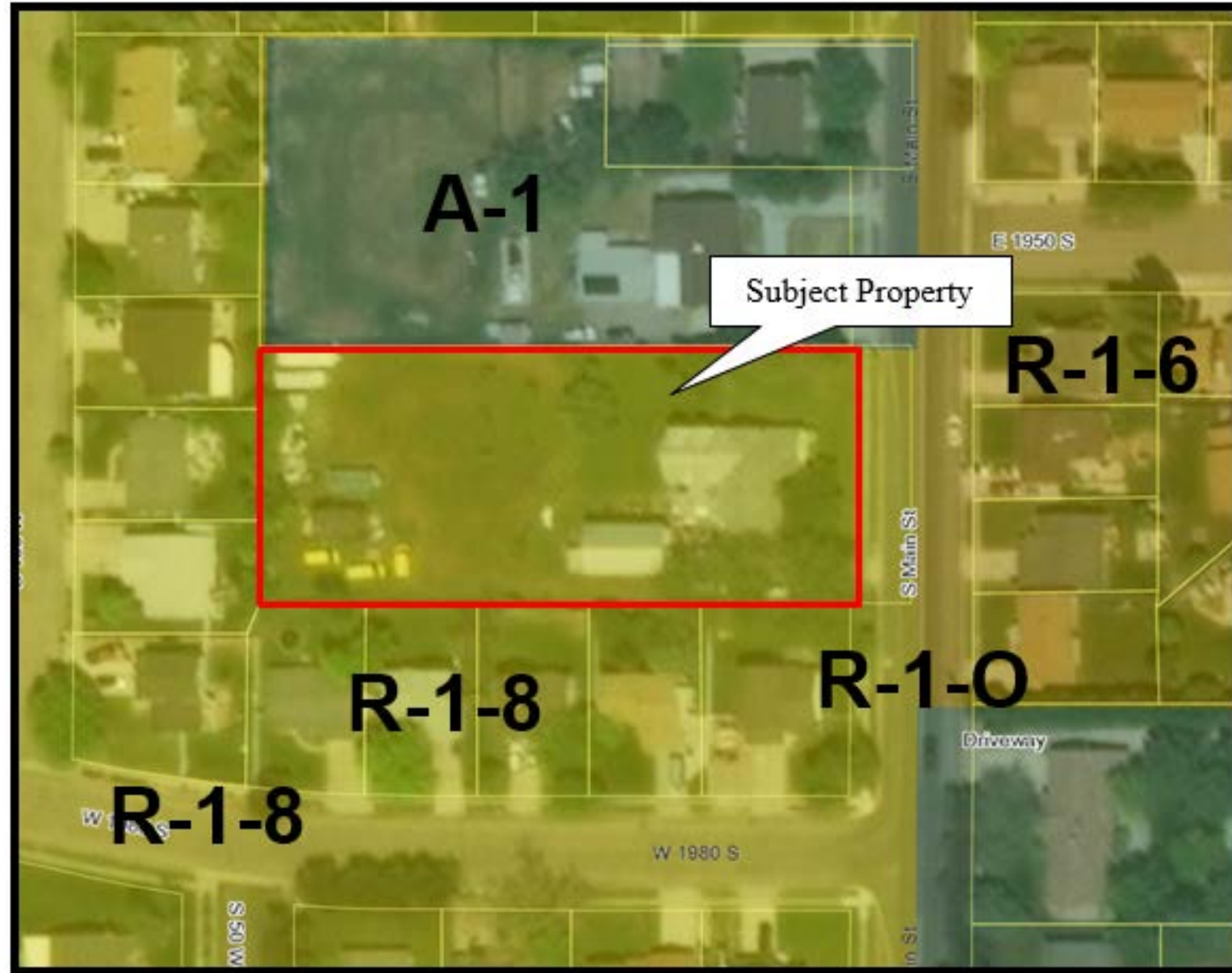
Planning Commission Recommendation

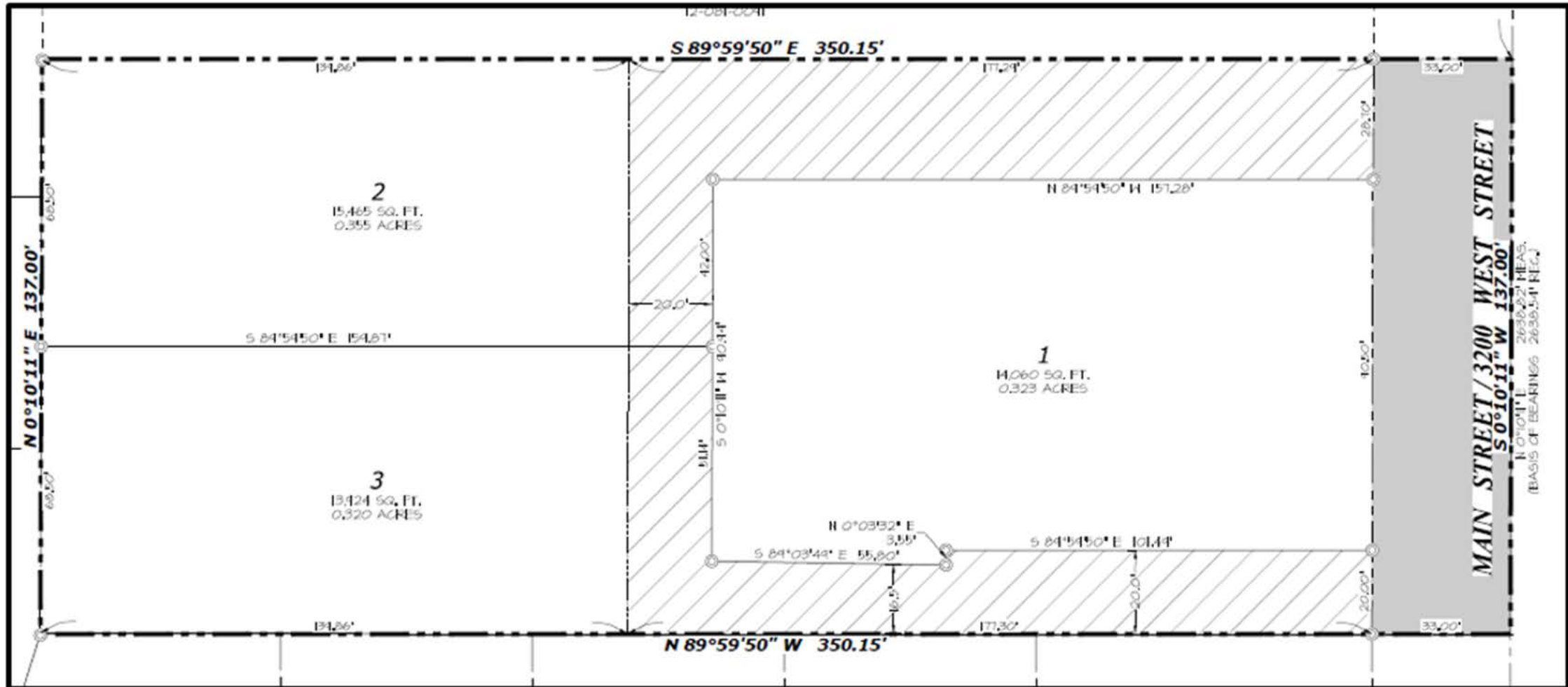
On November 20th, 2019, the Clearfield Planning Commission forwarded a recommendation of **Approval of RZN 1019-0014** to the Clearfield City Council for the proposed rezone of the subject property from R-1-8 (Residential) to R-1-6 (Residential).

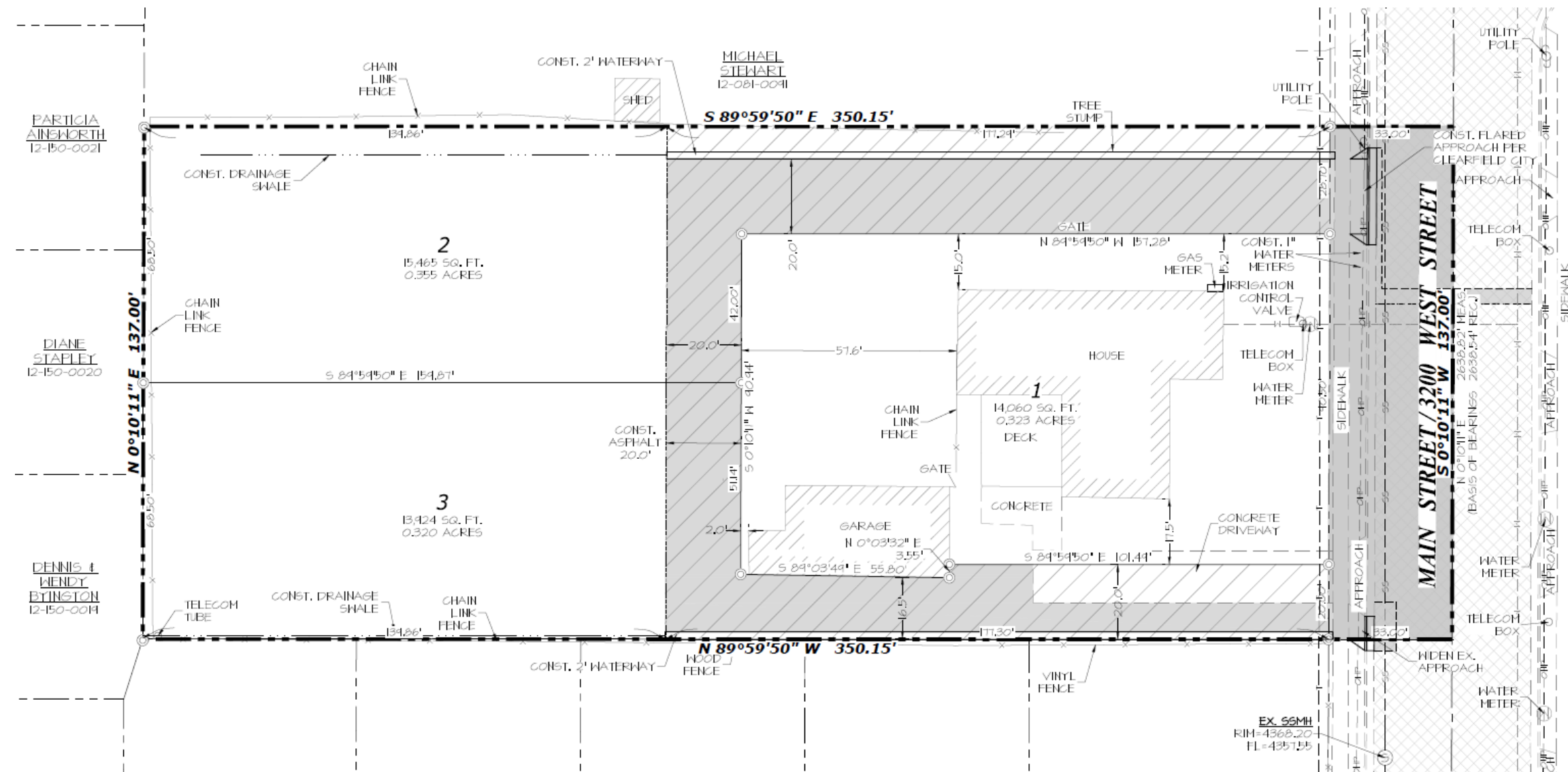
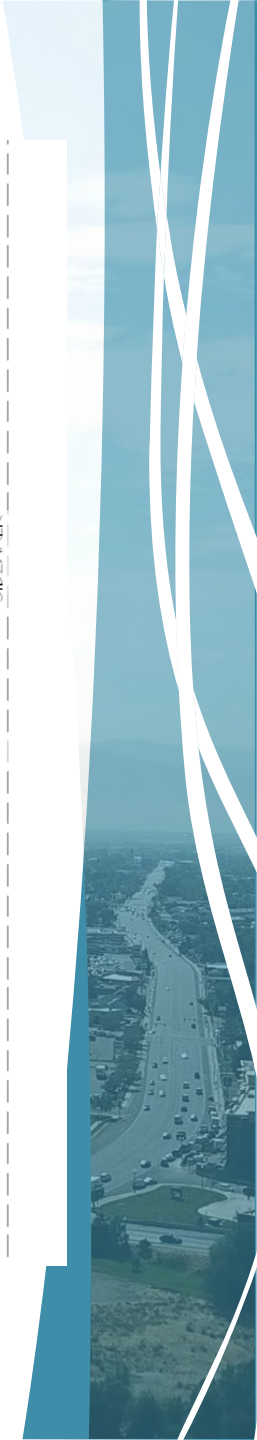


OUTBACK SUBDIVISION
Final Subdivision Plat, FSP 1910-0014

Aerial Image & Zoning







Planning Commission Recommendation - Final Plat

On November 20th, 2019, the Planning Commission forward a recommendation of **approval** to the Clearfield City Council for **FSP 1019-0011 as conditioned**; a final subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030).

These recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) Approval of the subdivision is subject to approval of the requested rezone from R-1-8 (Residential) to R-1-6 (Residential). If approved, the subdivision and lots shall comply with the development standards of the R-1-6 zone.
- 2) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
- 3) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
- 4) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.

A-1 (Agricultural) to R-1-6 (Residential)
Zoning Map Amendment, RZN 1019-0018



Background Information

- Syracuse City purchased the property in 2003
- Acreage is located in Clearfield City boundary and included RMP corridor along the frontage
- Clearfield and Syracuse have been working on a solution the meeting in January of 2018
- Both Cities agrees an boundary adjustment is appropriate and have agreed on the R-1-6 zoning designation for the development of the property
- Platting of the parcel will take place after boundary adjustment and will be sold to private developer

R-1-8

Subject Property

R-1-O

A-1

Syracuse City





12-051-0046, Syracuse City, 20.02 acres

12-051-0034, Utah P & L, 3.73 acres

To remain in Clearfield for SFD
- Approx. 12.22 acres

Syracuse Land to be Annexed
Approx. 7.8 Acres

RMP Land to
be Annexed
Approx.
.92 acres

CLEARFIELD CITY BOUNDARY
SYRACUSE CITY BOUNDARY



Staff Recommendation/Conclusion

Staff recommended 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 single family residential will support and be consistent with the surrounding neighborhoods.
3. 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 Tanner Heritage Estates and Meadow Park Subdivision. No. 3, 5, 6 and 10.

Planning Commission Recommendation

On November 20th, 2019, the Clearfield Planning Commission forwarded a recommendation of **Approval of RZN 1019-0018** to the Clearfield City Council for the proposed rezone of the subject property from A-1 (Agricultural) to R-1-6 (Residential).

