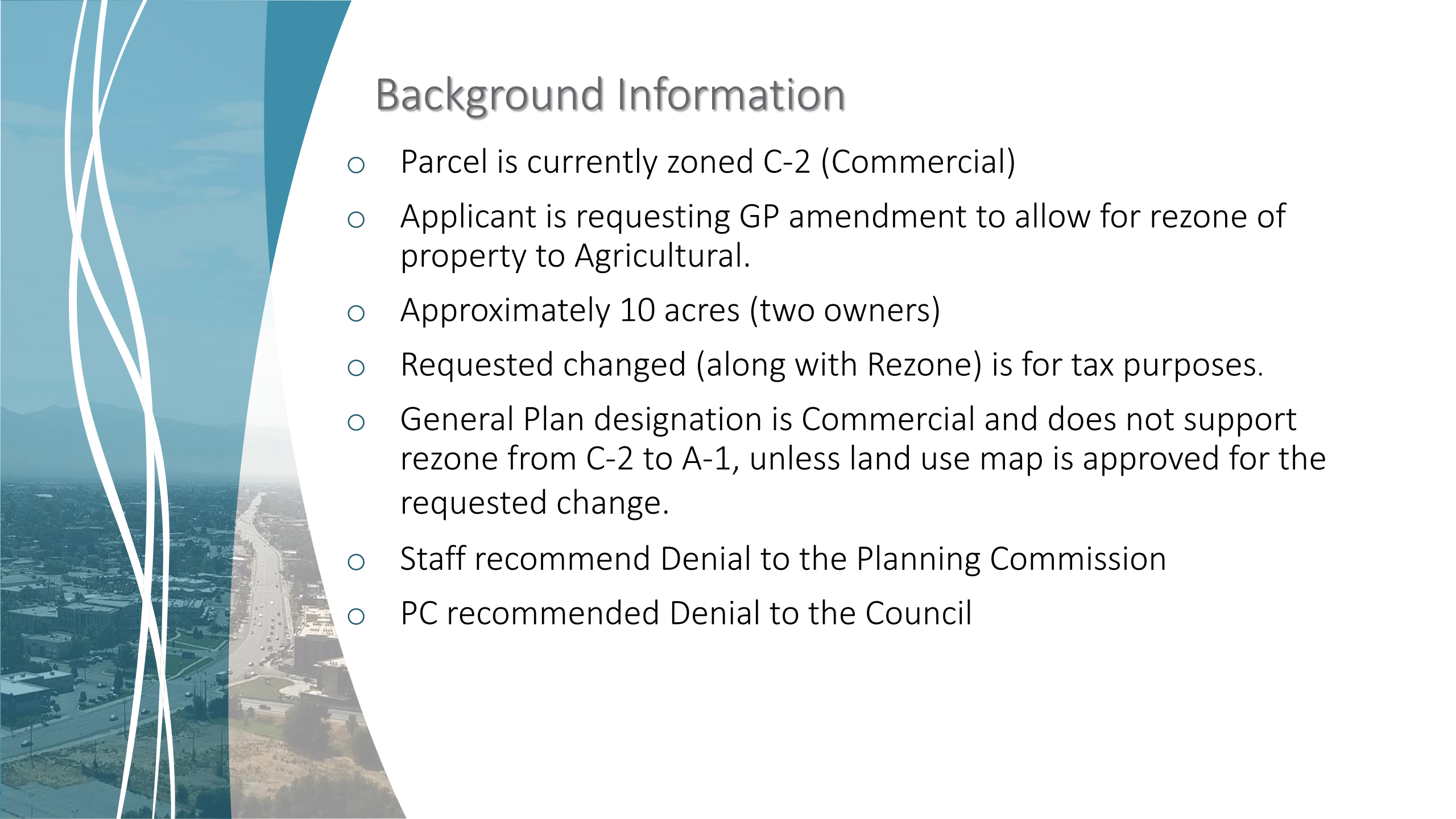


City Council Work Session

January 7, 2020



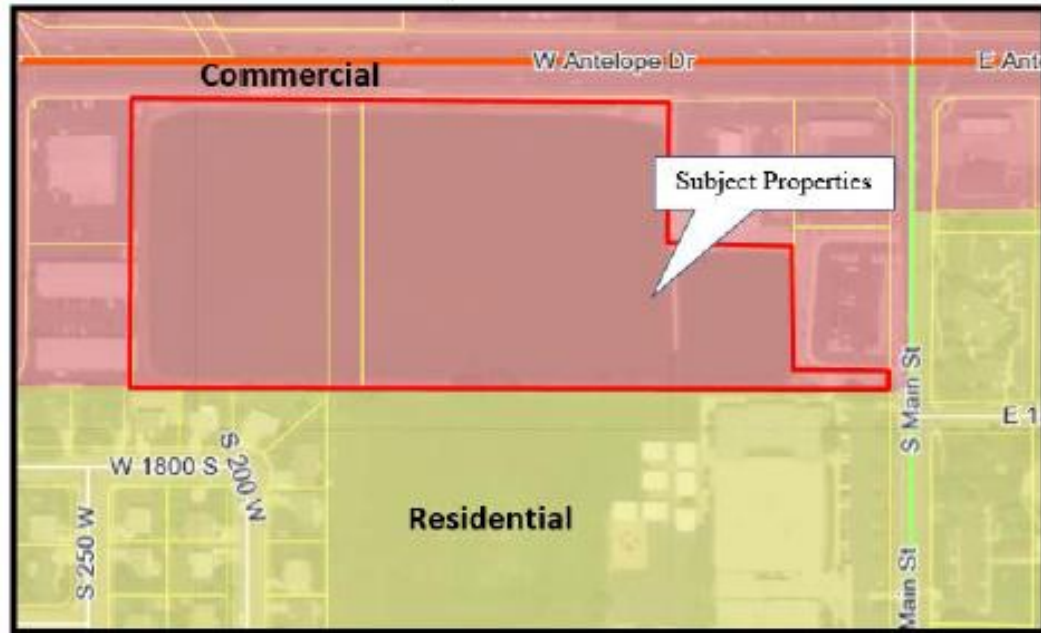
Amend the Future Land Use Map of
the General Plan Commercial to Residential



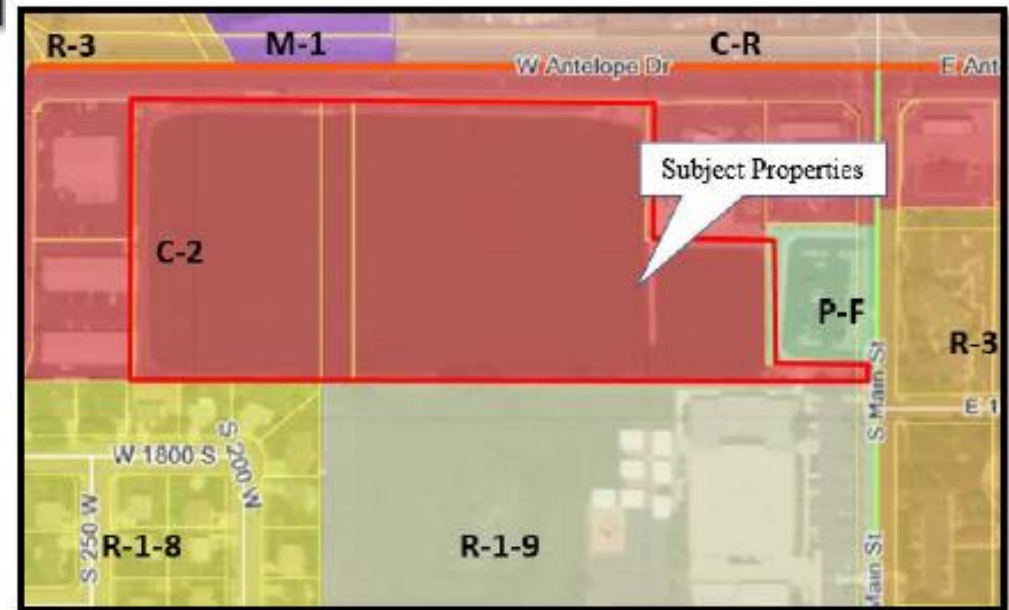
Background Information

- Parcel is currently zoned C-2 (Commercial)
- Applicant is requesting GP amendment to allow for rezone of property to Agricultural.
- Approximately 10 acres (two owners)
- Requested changed (along with Rezone) is for tax purposes.
- General Plan designation is Commercial and does not support rezone from C-2 to A-1, unless land use map is approved for the requested change.
- Staff recommend Denial to the Planning Commission
- PC recommended Denial to the Council

GENERAL PLAN



ZONING MAP



Planning Commission Recommendation

December 4th, 2019 - *Planning Commission Recommendation*

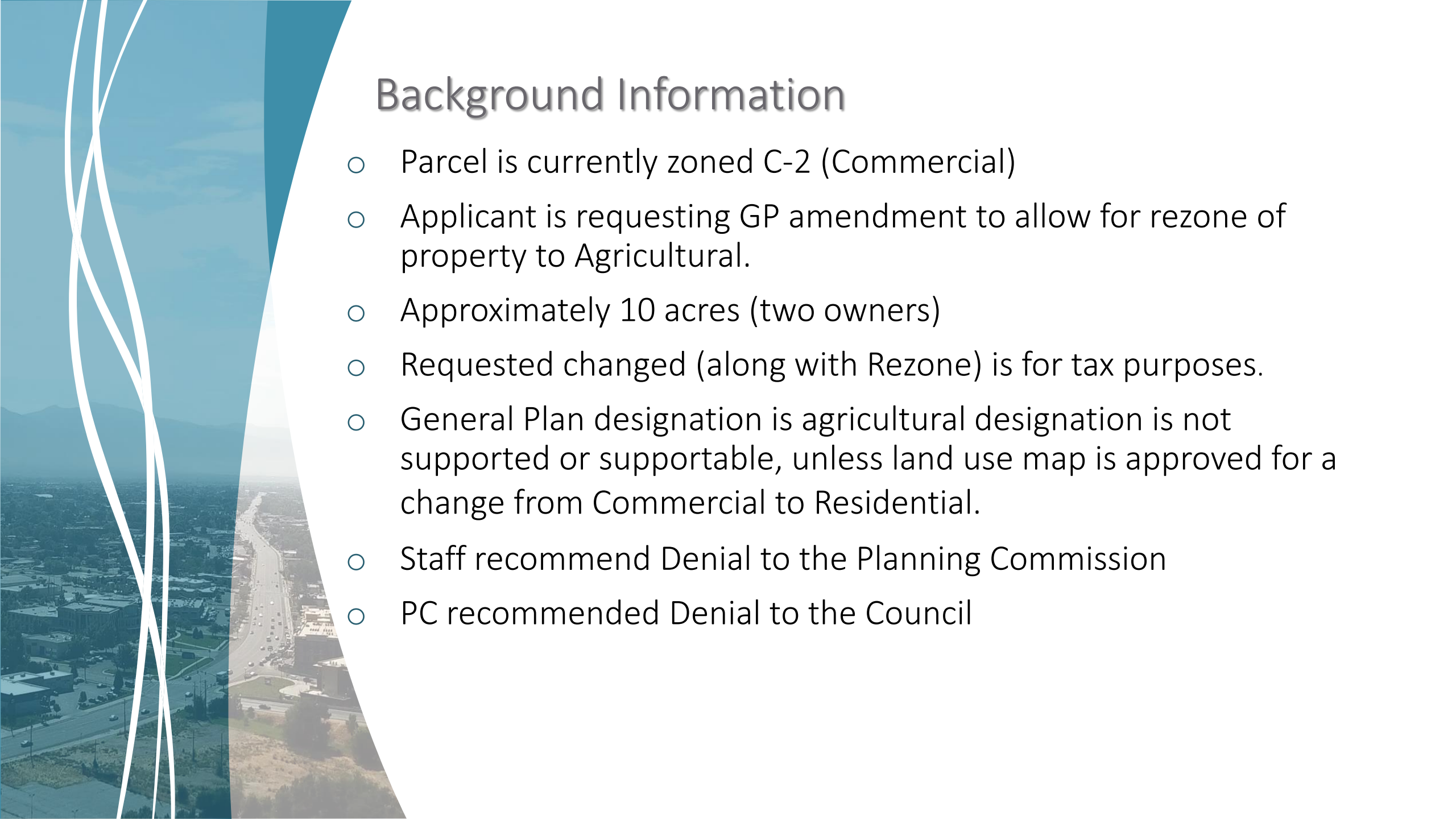
Following careful consideration of the information included in this report the Commission moved to recommend DENIAL of this application to the Council based upon the following findings:

- The proposed general plan amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.





Rezone properties from
Commercial (C-2) to Agricultural (A-1)



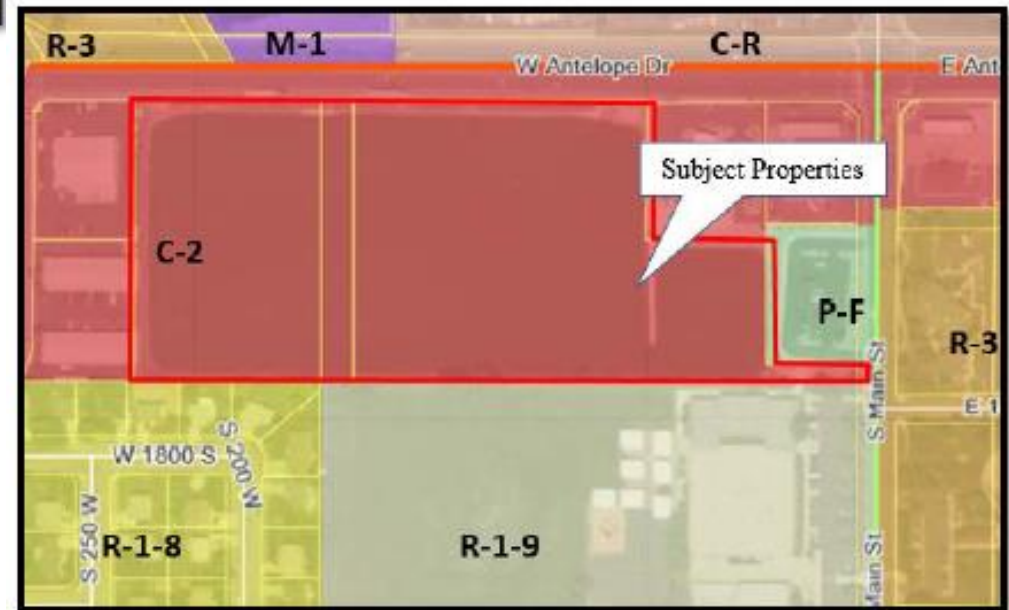
Background Information

- Parcel is currently zoned C-2 (Commercial)
- Applicant is requesting GP amendment to allow for rezone of property to Agricultural.
- Approximately 10 acres (two owners)
- Requested changed (along with Rezone) is for tax purposes.
- General Plan designation is agricultural designation is not supported or supportable, unless land use map is approved for a change from Commercial to Residential.
- Staff recommend Denial to the Planning Commission
- PC recommended Denial to the Council

GENERAL PLAN



ZONING MAP



Planning Commission Recommendation

December 4th, 2019 - *Planning Commission Recommendation*

Following careful consideration of the information included in this report the commission moved to recommend DENIAL of this application to the Council based upon the following findings:

- The proposed zoning map amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
- The proposed rezone is contingent on the approval of GPA 2019-100016 for the change in the future land use map of the City.

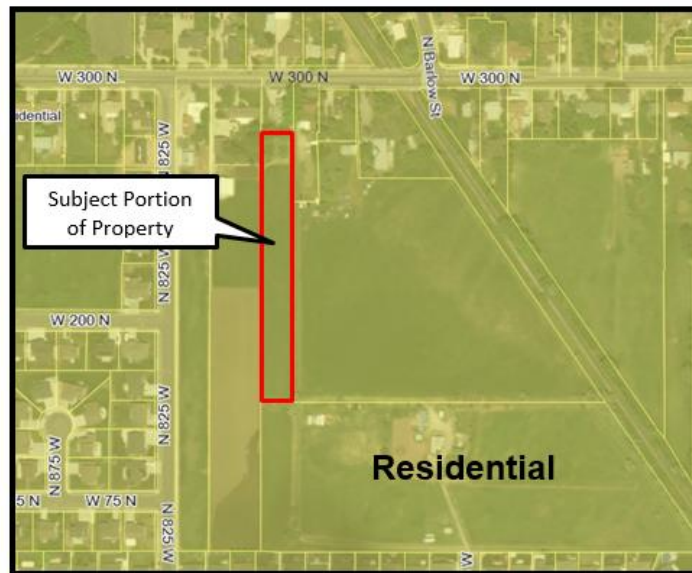


Zoning Map Amendment
A-1 (Agricultural) to R-1-8 (Residential)
RZN 2019-100017

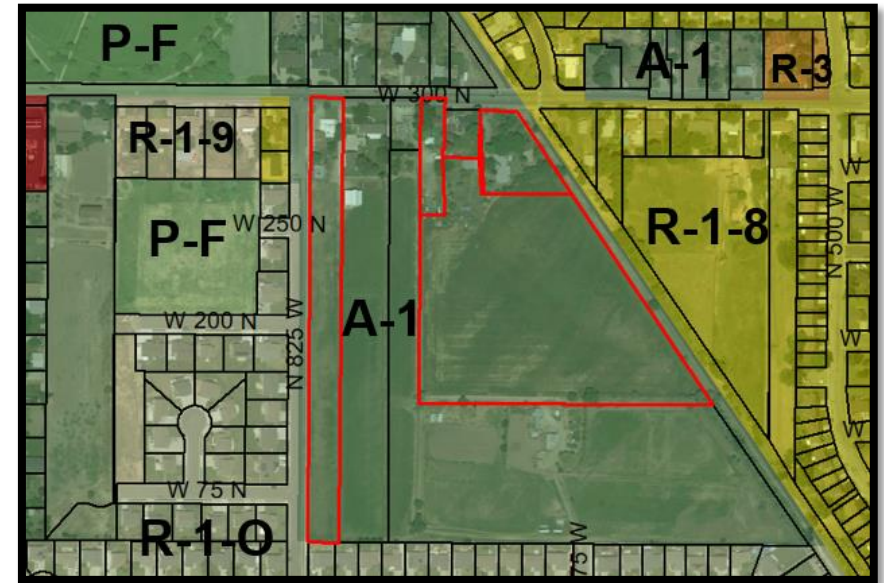
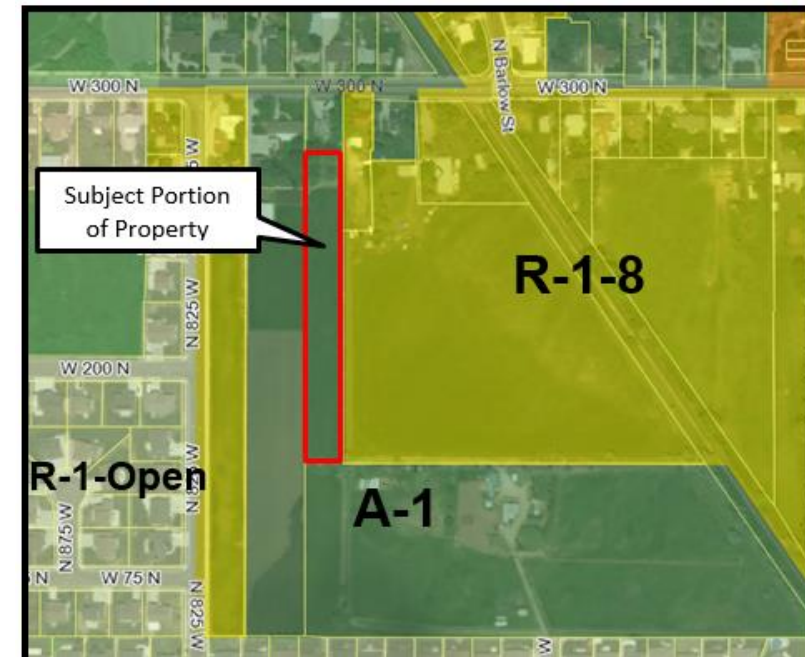
Background Information

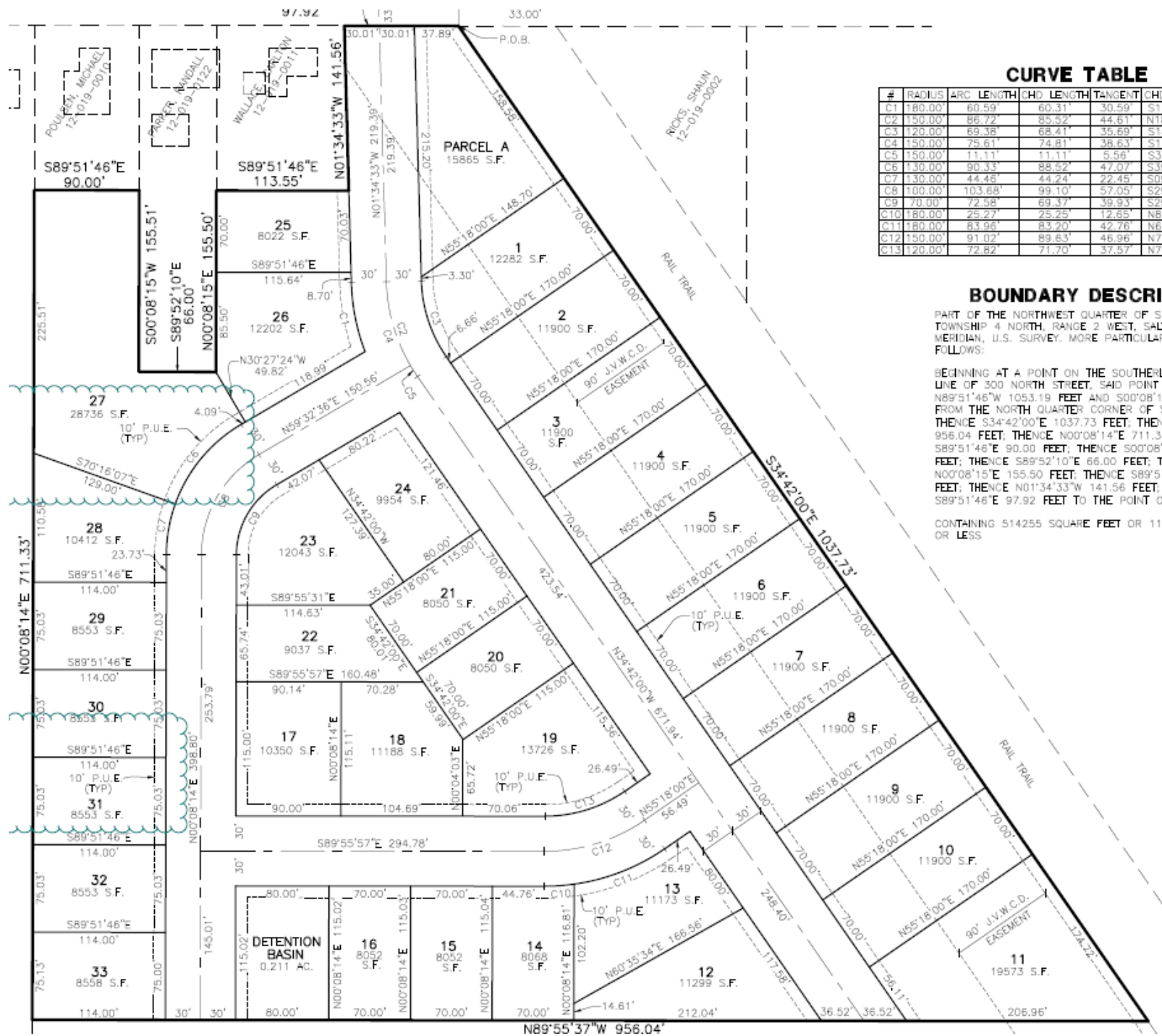
- July 2018:
 - Parcels rezoned from A-1 to R-1-8
 - ZTA approved to allow for reduced setbacks
- Rezone a portion of the existing property to be include in the Hamblin Estates Subdivision.
- General Plan future land use designation is Residential.

GENERAL PLAN: FUTURE LAND USE MAP



ZONING MAP





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 rezone is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed rezone of this portion of this agricultural property to R-1-8 will be consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan if the General Plan amendment is approved.
3. With the rezone to R-1-8 and future development of this area as residential the use will be consistent with existing residential uses in the area.
4. Development of residential with the existing infrastructure will have minimal impact on City services.

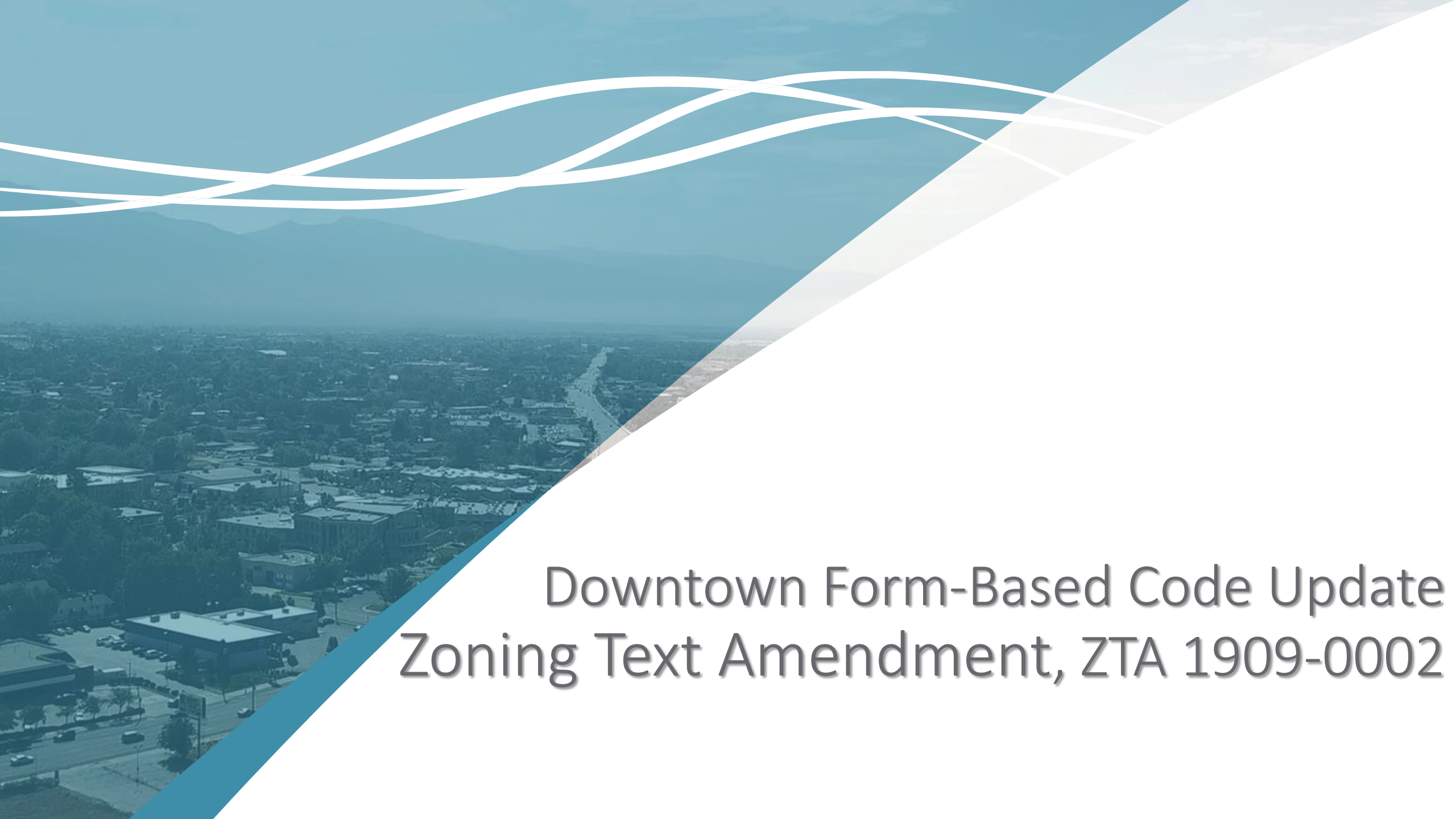
Planning Commission Recommendation

December 4th, 2019 - *Planning Commission Recommendation*

Following careful consideration of the information included in this report the commission moved to recommend DENIAL of this application to the Council based upon the following findings:

1. The proposed rezone is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed rezone of this portion of this agricultural property to R-1-8 will be consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan if the General Plan amendment is approved.
3. With the rezone to R-1-8 and future development of this area as residential the use will be consistent with existing residential uses in the area.
4. Development of residential with the existing infrastructure will have minimal impact on City services.





Downtown Form-Based Code Update Zoning Text Amendment, ZTA 1909-0002



Background

Creating Downtown Clearfield Small Area Plan

- Created the vision for the downtown and recommendations
- Goal 1: Modernize Downtown Zoning
 - Strategy 1 Option A: Develop a Form-based code for the corridor.

Form-Based Code Creation

- May 2017 – June 2018

Code Update

- Adopted June 2018
- Through implementation identification of needed revisions to meet vision.
- Contracted with FFKR Architects for update to be completed by January 14, 2020 for adoption.
- Work Session with City Council on December 10 & 17, 2019
- Rezoning of necessary properties to follow the approval of the code recommendations^{*}



Code Organization – Discussion on 12/17/19

1. *Introduction*
2. *Zoning Districts*
3. *Uses*
4. *Street and Block Network*
5. *Street and Streetscape*
6. *Building Types*
7. *Site Landscape and Amenity*
8. *Civic Open Space*
9. *Parking*
10. *Signs*
11. *Administration and Appendices*

Zoning Districts

The Downtown contains six distinct zoning districts that reflect a diversity of building types and scales.

- Civic (CV)
- Gateway Corridor Commerce (CC)
- Town Mixed Commerce (TC)
- Town Neighborhood Residential (TR)
- Urban Core Commerce (UC)
- Urban Mixed Residential (UR)



Planning Commission Recommendation

- 1. Move to recommend approval of ZTA 1909-0002** to the Clearfield City Council, a zoning text amendment to amend the Downtown Clearfield Form-Based Code as proposed.
- 2. Move to recommend denial of ZTA 1909-0002** to the Clearfield City Council, a zoning text amendment to amend the Downtown Clearfield Form-Based Code as proposed.
- 3. Move to table ZTA 1909-0002** to request additional information for consideration.

