

# Clearfield City Council Policy Session

March 10<sup>th</sup>, 2020





# INDUSTRIAL SITE & BUILDING DESIGN STANDARDS

Zoning Text Amendment, ZTA 2020-010022



# Background

- Items identified by Lifetime Products architect through design process.
- Current design standards geared more towards commercial developments.
- Review of industrial and warehouse buildings in surrounding communities.
  - *Ogden, Syracuse, Kaysville, West Valley City, & Salt Lake City*
- Architect proposed Syracuse standards.















# M-1 Standards to be Removed

## F. Exterior Building Materials:

1. Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding. Exposed tilt-up finished concrete and metal may also be used as a primary material on buildings located in the M-1 manufacturing zone, provided there is incorporation of and significant variation in materials along the base and near the entrances of the building.
2. Vinyl siding shall not be permitted on the front elevation of a main building.
3. Accessory buildings shall be built with a finished, all weather exterior material.
4. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.



# Design Standards Chapter (11-18)

- *Currently Design Standards*
- *Create Commercial Design Standards*
- *Create Industrial Design Standards*
- *Need to create Multi-Family Residential Design Standards*
  - *Currently addressed under what will be commercial design standards.*



# Differences

## Applicant Proposal

- *Syracuse City Standards*
- *Differences Highlighted in Red*
- *General Guidance*

## Staff Proposal

- *Current Standards + Some Standards from Applicant.*
- *Required Standards*
- *Design Standards format:*
  - *Should*
  - *Shall*

# Planning Commission Changes

## 11-18-6: INDUSTRIAL SITE DESIGN STANDARDS:

B. Building Placement: ~~The following standards shall be carefully considered as part of the overall development review:~~

~~1. All buildings shall be designed to locate the main front facade facing the principal street to which it has frontage or oriented towards the primary access for vehicular and pedestrian access for the property.~~

~~2. Buildings located on corner lots shall include a prominent architectural feature of greater height or provide an emphasis at the corner where two (2) public streets meet or where a private street intersects with a public street. (Repeats in Building Standards. Probably remove.)~~

~~3.1. Convenient public access and short-term visitor parking shall be provided at the main entrance of the building. Move to Parking Section.~~

~~4. Visitor parking spaces should be located to produce the shortest route of travel to a building entrance.~~

~~4.5. Convenient public access and short-term visitor parking shall be provided at the main entrance of the building.~~

Moved  
to  
Parking  
Section

I. Miscellaneous Site Considerations: The following considerations shall be made during initial site planning:

1. Outdoor Refuse And Garbage Collection Containers: Outdoor refuse and garbage collection containers shall be ~~fully~~ screened from view of a ~~public right-of-way~~ using the same materials as the building or approved masonry fencing. ~~Additionally~~, enclosures ~~should be~~ surrounded by landscaping to further soften their visual impact. The general public shall be restricted from accessing such areas.



## 11-18-7: INDUSTRIAL BUILDING DESIGN STANDARDS:

### C. Color and Materials.

6. Primary Materials. Each exterior wall façade shall include two of the following primary materials: brick, tilt-up concrete, architectural block, stone, or glass. If tilt-up concrete is used as one of the primary materials a minimum of two paint colors must be used on the wall. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.
- ~~6. Primary Materials. **Fifteen percent (15%) of the front each exterior wall facade and ten percent (10%) of street facing exterior walls** Primary materials shall include two of the following materials: brick, tilt-up concrete, architectural block, stone, or glass. If tilt-up concrete is used as one of the primary materials a minimum of two paint colors must be used on the wall. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.~~
7. Large expanses of primary materials, or other uniform material shall be broken up with pop outs, recesses, awnings, staggered facades, metal structures, change in color or texture, or the addition of other designed three dimensional architectural features, every 100 feet.
- ~~7. Large expanses of **primary materials precast concrete (including cast in place concrete tilt-up panels)**, or other uniform material shall be broken up with pop outs, recesses, awnings, staggered facades, metal structures, **trellis**, change in color or texture, or the addition of other designed three dimensional architectural features, every 100 feet.~~
8. The ends or corners of buildings **facing a public right of way** shall be articulated with a prominent architectural feature such as a change in **major primary** material (i.e. change from tilt-up concrete panel to brick), increased roof projection of parapet, or increased transparency.



# Dumpster Screening

Outdoor Refuse And Garbage Collection Containers: Outdoor refuse and garbage collection containers shall be ~~fully~~ screened from view of a **public right-of-way** using the same materials as the building or approved masonry fencing. **Additionally**, enclosures **should be** surrounded by landscaping to further soften their visual impact. The general public shall be restricted from accessing such areas.





# Planning Commission Recommendation

On March 4, 2020, the Clearfield City Planning Commission, following a public hearing and discussion by the Commission, took action to forward a **recommendation of approval** to the City Council for the **ZTA 2020-010022** for amendments to Title 11 Chapter 11 and 18. The recommendation included the changes outlined with the staff report materials and reviewed in this presentation.





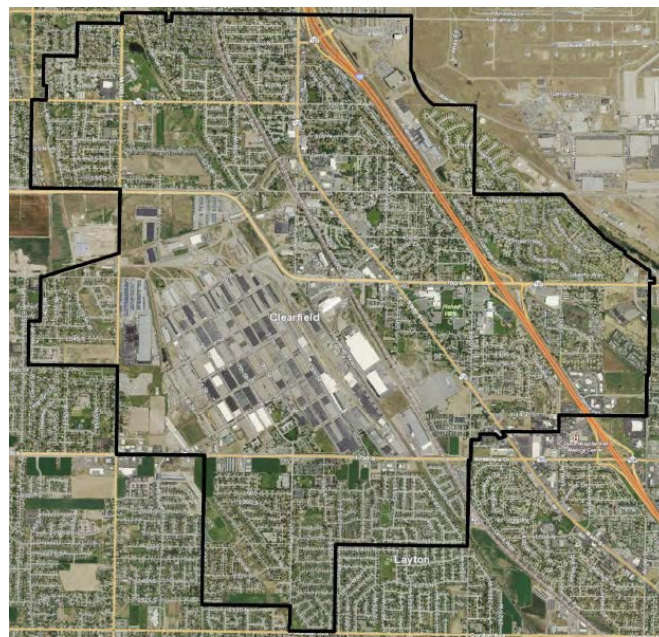


# DOWNTOWN CLEARFIELD FORM-BASED CODE REZONES

Zoning Map Amendment, RZN 2020-010023

# Creating Downtown Clearfield Small Area Plan

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



## Clearfield City - Market Analysis

Prepared by

ZIONS BANK  PUBLIC FINANCE

November 2015

## Creating Downtown Clearfield

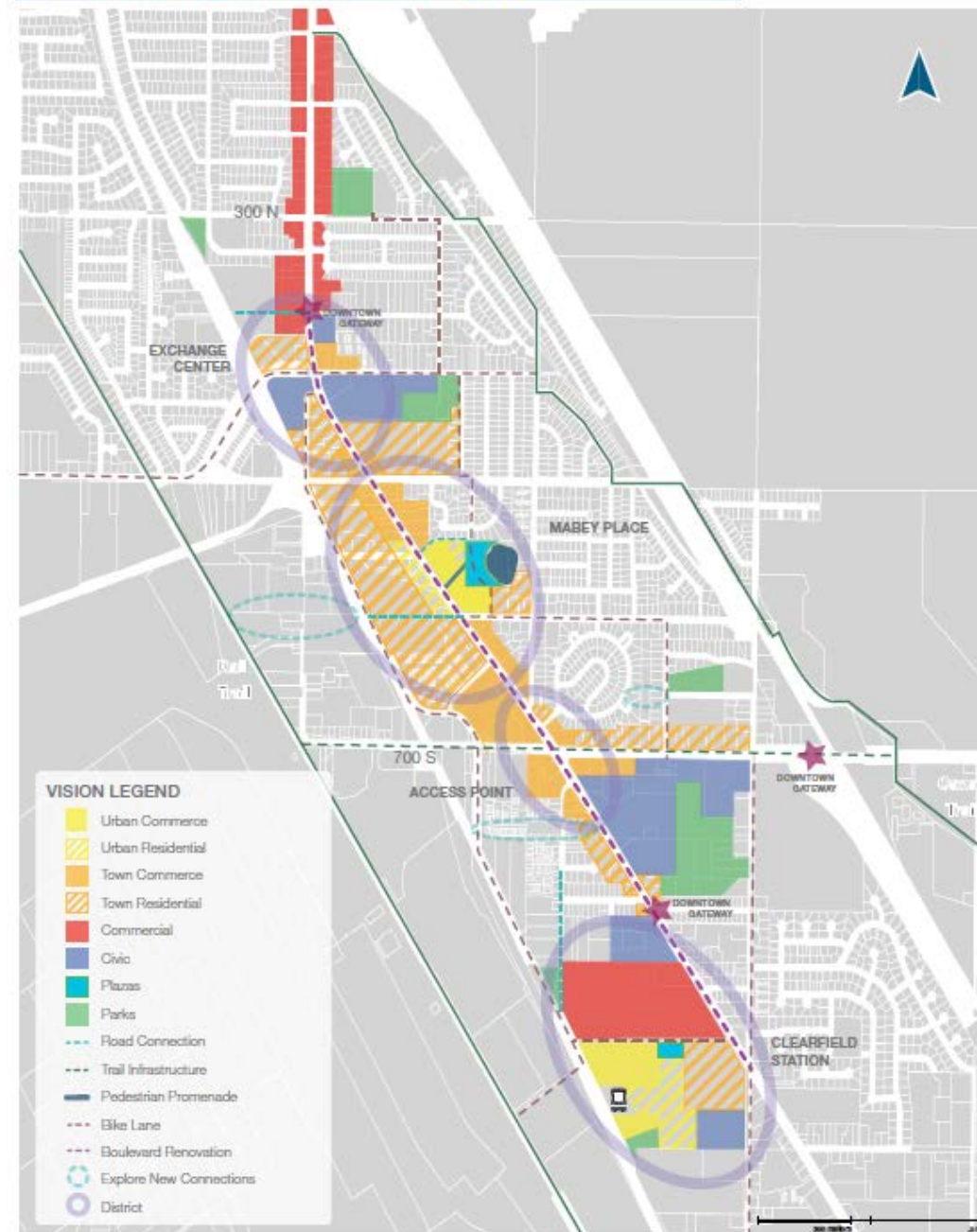
2016





# Creating Downtown Clearfield

## chapter 1.2 The Downtown Vision



# Downtown Clearfield Form-Based Code

## Public Outreach and Plan Creation

### *Open House & Social Media Outreach*

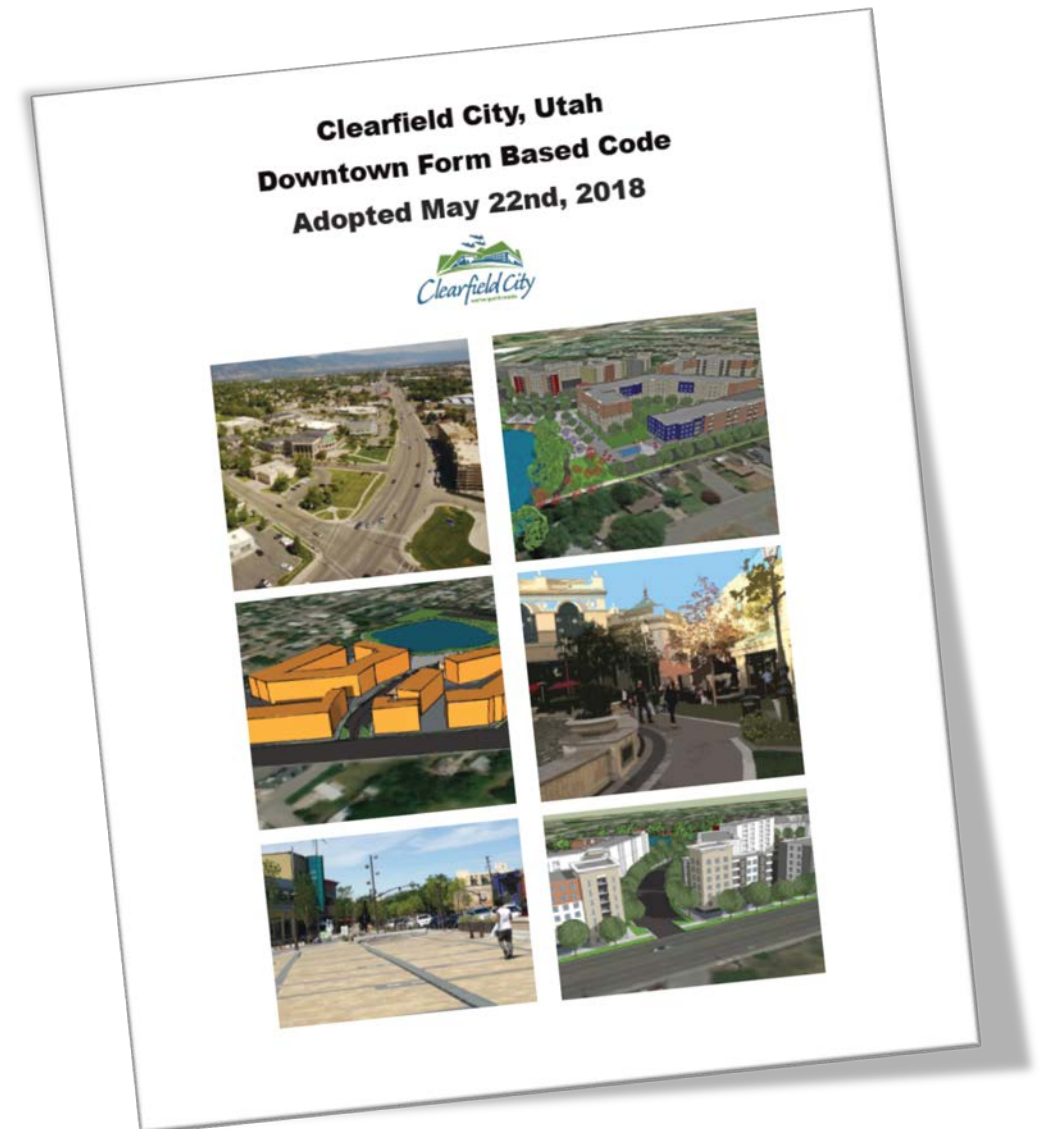
- Facebook Kickoff/Unboxing FBC Video – 10/4/17
- CAFC open house – 3/6/18
- Facebook Live Outreach – 3/8/18

### *Steering Committee Meetings (all at City Hall)*

- September 25, 2017
- October 30, 2017
- December 11, 2017
- January 29, 2018
- April 2, 2018

### *Plan Adoption*

- Planning Commission Public Hearing – 5/2/18
- City Council Work Session – 5/15/18
- City Council Public Hearing – 6/6/18





# Plan Contents

## 5.3 Mixed-Use Building.

### 1. Description & Intent.

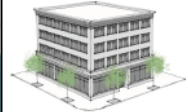
The Mixed-Use Building is intended to be located close to the front property line with parking typically in the rear or side of the lot, parking garages and underground parking are highly encouraged.

The key facade element is large amounts of glass and regularly spaced entrances on the main floor.

This building is available for different levels of urban intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the UC District and lowest in the TR District.

### 2. Regulations.

Regulations for the Mixed-Use Building Type are defined in the adjacent table.



Footnotes:

<sup>1</sup> Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

<sup>2</sup> Buildings taller than three stories shall have a step back of a minimum 6 feet, which is located in between top of first story to the top of the third story. The step back is required on street frontage sides only.

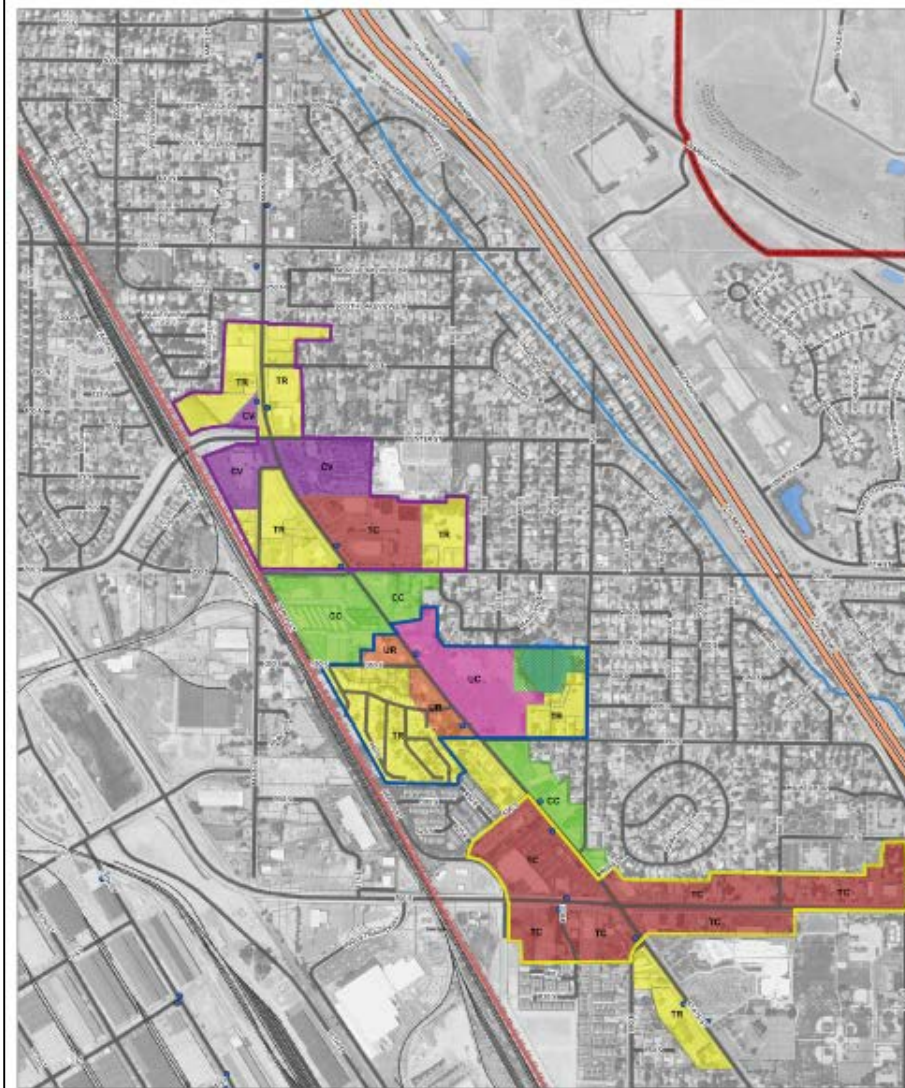
<sup>3</sup> If 16 feet or more in height, ground story shall count as two stories towards maximum building height.

<sup>4</sup> In the case of plazas or porte cochere this may change up to a maximum of 25 feet as approved by Zoning Administrator.

<sup>5</sup> New buildings with yards adjacent to existing single family or townhome residential that are not within the Clearfield Downtown FBC area, shall have a maximum height of 30' within 30 feet of the property line and a landscape setback of 20 feet.

## Building Type Mixed-Use

Permitted	yes	yes	yes	yes	no	no
<b>(1) Building Siting</b> Refer to Figure 5.3 (1).						
Multiple Principal Buildings						
a Front Property Line Coverage	not permitted 80%	not permitted 80%	permitted 70% <sup>1</sup>	not permitted 70% <sup>1</sup>		
Occupation of Corner						
b Front Build-to Zone	0'-5' <sup>4</sup>	0'-10' <sup>4</sup>	10'-30' <sup>4</sup>	10'-30' <sup>4</sup>		
c Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'		
d Minimum Side Yard Setback	0' <sup>5</sup>	0' <sup>5</sup>	5' <sup>5</sup>	5' <sup>5</sup>		
e Minimum Rear Yard Setback	5' <sup>5</sup>	5' <sup>5</sup>	5' <sup>5</sup>	5' <sup>5</sup>		
f Minimum Lot Width	50'	50'	50'	50'		
g Maximum Lot Width	none	none	none	none		
Maximum Impervious Coverage	80%	75%	70%	70%		
h Parking & Loading Location	rear yard  Alley only; if alley exists, 1 driveway is permitted per non-primary street	rear yard  Alley; if no alley exists, 1 driveway is permitted per non-primary street	rear & side yard  Alley; if no alley exists, 2 driveways are permitted off non-primary streets	rear & side yard  Alley; if no alley exists, 1 driveway is permitted per non-primary street <sup>1</sup>		
i Vehicular Access						
<b>(2) Height</b> Refer to Figure 5.3 (2).						
j Minimum Overall Height	2 story	2 story	2 story	2 story		
k Maximum Overall Height	No maximum <sup>2</sup>	6 stories <sup>3</sup>	4 stories <sup>3</sup>	4 stories <sup>3</sup>		
l Ground Story: Minimum Height	14' <sup>4</sup>	14' <sup>4</sup>	14' <sup>4</sup>	14' <sup>4</sup>		
m Ground Story: Maximum Height	30' <sup>3</sup>	24' <sup>3</sup>	24' <sup>3</sup>	18'		
n Upper Stories: Minimum Height	8'	8'	8'	8'		
o Upper Stories: Maximum Height	14'	14'	14'	14'		
<b>(3) Uses.</b> Refer to 5.0 Uses for permitted uses.						
p Ground Story	retail, service, office	retail, service, office	retail, service, office	retail, service, office		
q Upper Story	retail, service, office, residential					
r Parking within Building	permitted fully in any basement and in rear of upper floors					
s Required Occupied Space	40' deep on all full floors from the front facade					
<b>(4) Street Facade Requirements</b> Refer to Figure 5.3 (3).						
t Minimum Ground Story Transparency	65%	65%	50%	50%		
Measured between 2' and 8' above grade street facing						
u Minimum Transparency per each Story	25%	25%	25%	25%		
v Blank Wall Limitations	required per floor refer to 5.2.4 (2)					
Front Facade Entrance Type						
w Principal Entrance Location	Mixed-Use, arcade front facade	Mixed-Use, arcade front facade	Mixed-Use, arcade front or corner facade	Mixed-Use, arcade front facade		
Required Number of Street Entrances	1 per each or min 75' of front facade	1 per each or min 75' of front facade	1 per each or min 100' of front facade	1 per each or min 75' of front facade		
x Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width		
Horizontal Facade Divisions						
required within 3' of the top of the ground story and at the top of the highest story						
<b>(5) Roof Type Requirements</b> Refer to Figure 5.12						
Permitted Roof Types						
Tower	parapet, flat permitted	parapet, flat permitted	parapet, flat permitted	parapet, flat permitted		



### Legend

- UTA Bus Stops
- Clearfield City Boundary
- Streams/Canals
- TC - Town Commerce
- Parcels
- FrontRunner
- PL - Plaza
- CV - Civic
- Civic Center
- Railroads
- UR - Urban Residential
- CC - Commercial Corridor
- Mabey Place
- Freeway
- UC - Urban Commerce
- Lakes/Ponds
- Access Point
- Streets
- TR - Town Residential

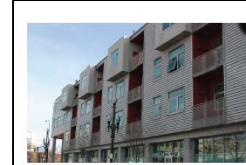
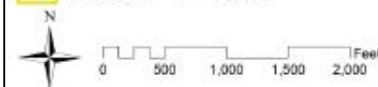


Figure 5.13 (6). Buildings at Terminal Vistas.



Figure 5.13 (5). Balconies integral to Facade.



Figure 5.13 (7). Building variety.

## 4.7 State/Main Street Highway 126.

### 1. Intent.

The State Route 126 Street is meant for State/Main which is State Highway 126. This is a high capacity regional thoroughfare. Figure 4.7 (1).

### 2. General Requirements.

State/Main Street shall be developed using the standards in Table 4.7 (1).

State/Main Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	See Buildings - Section 5
Typical Right-of-Way Width	107'
<b>Vehicular Realm</b>	
Travel Lanes	2 lanes in each direction
Lane Width	12'
Allowable Turn Lanes	continual
Parking Lanes <sup>1</sup>	Optional if room
Pavement Width	79'
Median	Permitted with 80' or greater right-of-way. Although not anticipated to be continuous, a planted median should be provided to accent the downtown and provide a distinctly different streetscape.
Bicycle Facilities <sup>2</sup>	Designated or Protected
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 6' wide clear sidewalk on both sides
Street Buffer	Required see cross section

<sup>1</sup> Reference 4.2 for on street parking requirements

<sup>2</sup> Reference 4.2 for bicycle facility types and requirements Table 4.7 (1). State/Main Requirements.

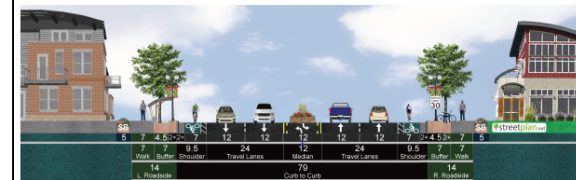


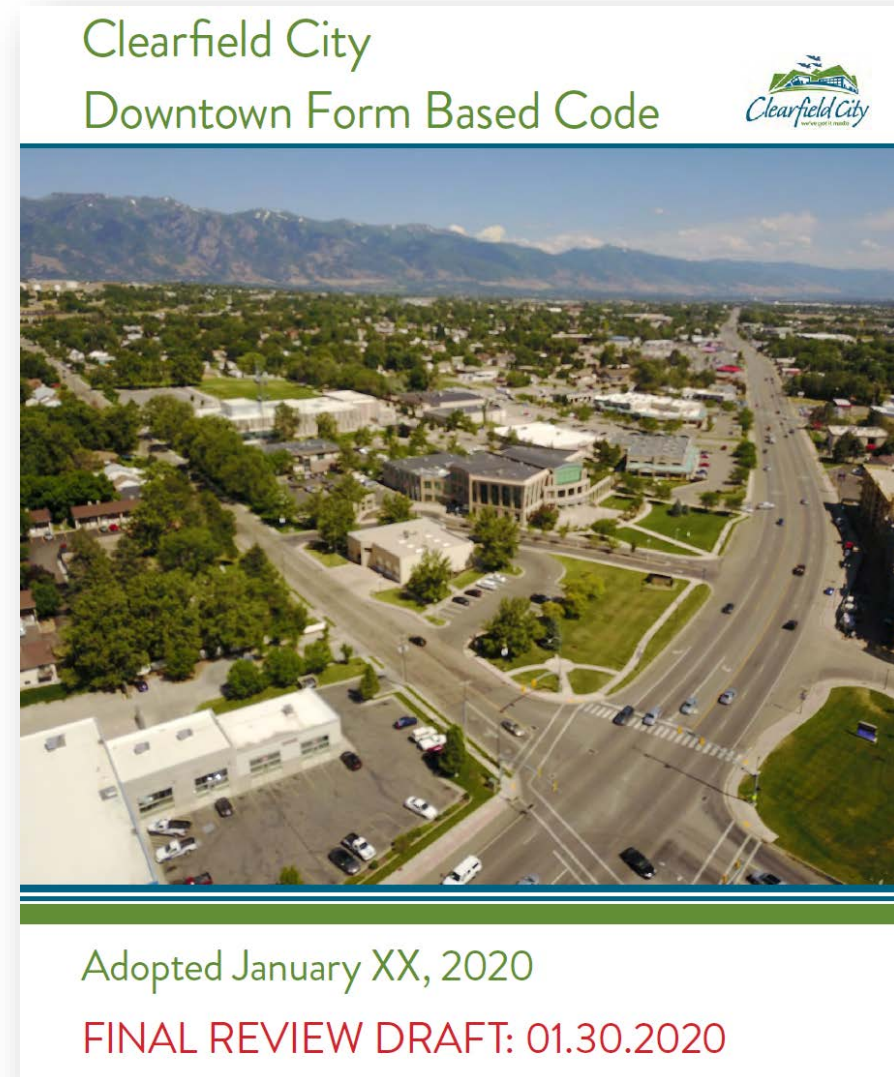
Figure 4.7 (1). State/Main Street Cross Section (looking north).



# Downtown Clearfield Form-Based Code Update

## Update Process

- FBC Adopted June 6, 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.
- Update graphics, standards, zones, and layout.
- Collaboration with UDOT, UTA, and staff of FFKR Architects.





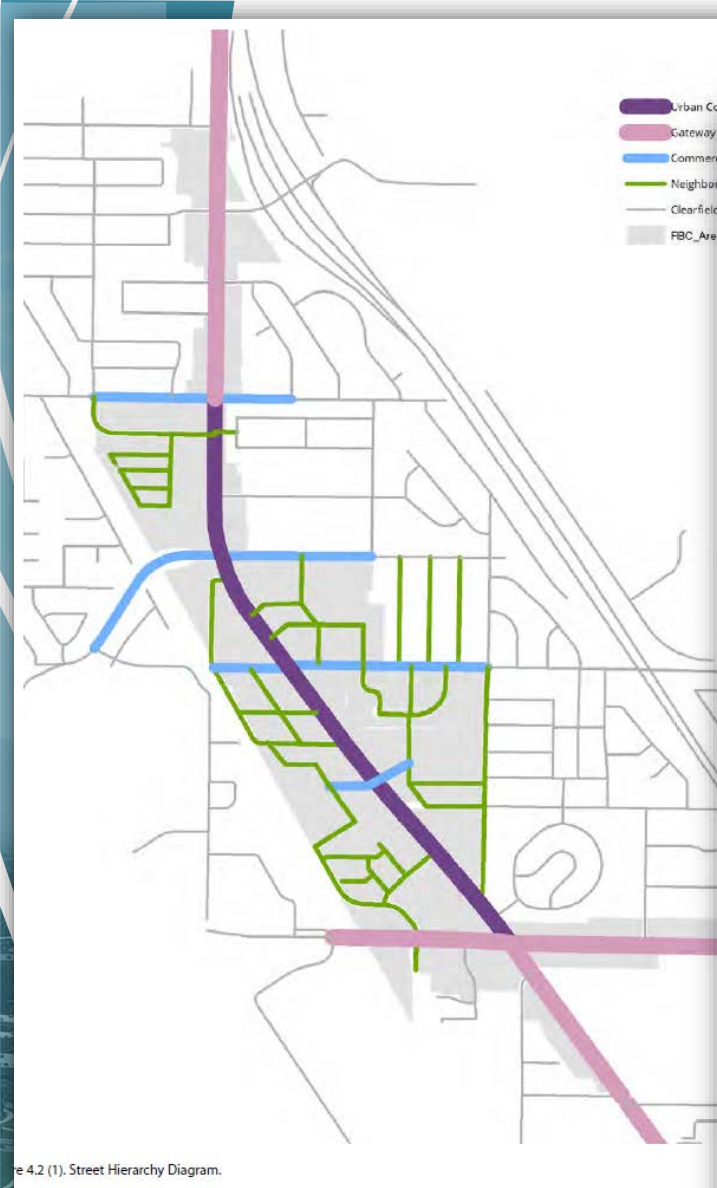


Figure 4.2 (1) Street Hierarchy Diagram.

- Urban Core Arterial
- Gateway Arterial
- Commercial
- Neighborhood
- Clearfield
- FBC Area

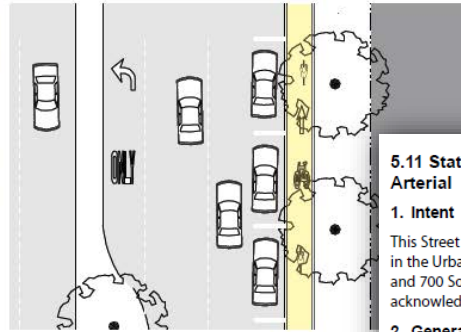


Figure 5.5 (1). On-Street Cycle Track/Protected Bike Lane

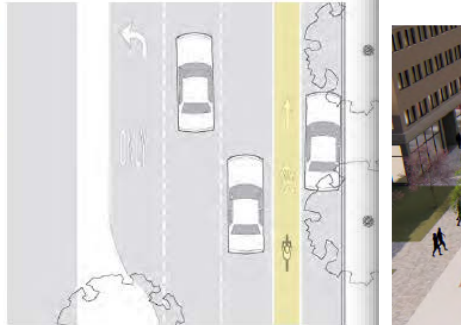


Figure 5.5 (2). On-Street Dedicated Bike Lane

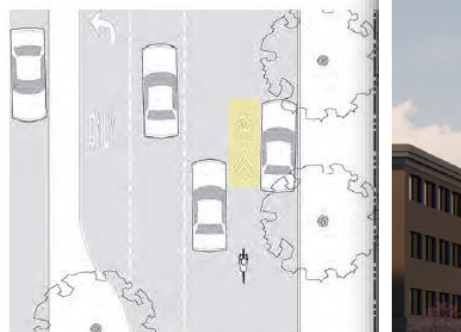


Figure 5.5 (3). On-Street Designated Shared Lane

### 5.11 State/Main Street Highway 126 - Urban Core Arterial

- 1. Intent**  
This Street Type is for State/Main, which is State Highway 126, in the Urban Core of Downtown Clearfield between 300 North and 700 South. This is a high capacity regional thoroughfare, that acknowledges the Downtown Clearfield context. Figure 5.11 (1).
- 2. General Requirements**  
State/Main Street - Urban Core shall be developed using the standards in Table 5.11 (1).



**Table 5.11 (1) Urban Core Arterial Requirements**

Permitted Adjacent Districts	UC, UR, CV, TC
Permitted Adjacent Building Types	Civic, Mixed-Use, Multi-Family, Office
Typical Right-of-Way Width	103'
<b>Vehicular Realm</b>	
Travel Lanes	2 lanes in each direction
Lane Width	11'
Turn Lanes	Per UDOT corridor agreement
Parking Lanes	Optional Parallel, as ROW allows
Pavement Width	72'
Median	12' Planted Median with turn lane pockets (includes 1' shy distance on each side of median)
Bicycle Facilities	7.5' Protected Bike Lanes (2' buffer; 5.5' travel lane)
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 8' wide clear sidewalk
Street Buffer	Minimum 7.5' hardscape

6.4 Mixed-Use/Core Commercial Building

1. Description & Intent

The Mixed-Use/Core Commercial Building is intended to be located close to the front property line with parking typically in the rear or side of the lot. Parking garages and underground parking are highly encouraged.

The key facade element is large amounts of glass and regularly spaced entrances on the main floor.

This building is available for different levels of urban intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the UC District and lowest in the TR District.

2. Regulations

Regulations for the Mixed-Use/Core Commercial Building Type are defined in the adjacent table.



Table 6.4 (1) Mixed Use Building Type

	Zone Districts					
	UC	UR	TC	TR	CV	CC
Building Site Refer to 6.3.1						
Minimum Lot Width	none	none	none	none		
Maximum Lot Width	none	none	none	none		
Maximum Impervious Coverage	80%	70%	70%	70%		
Additional Semi-Pervious Coverage	10%	15%	10%	10%		
Site Access & Parking Refer to 6.3.2						
Parking & Loading Location	rear yard	rear yard	rear & side yard	rear & side yard		
Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-primary street or per UDOT requirements					
Building Location Refer to 6.3.3						
Multiple Principal Buildings	not permitted	not permitted	permitted	not permitted		
Front Build-to Zone	0'-5'	0'-10'	0'-20'	5'-20'		
with Plaza or Porte Cochere	up to 25'	up to 25'	up to 25'	up to 25'		
Corner Build-to Zone	0' to 5'	0' to 10'	0'-20'	0'-20'		
Occupation of Corner	required	required	required	required		
Front Property Line Coverage	90%	90%	75%	70%		
Minimum Side Yard Setback	0'	0'	5'	5'		
Minimum Rear Yard Setback	5'	5'	5'	5'		
Building Massing Refer to 6.3.4						
Minimum Overall Height	2 story	2 story	2 story	2 story		
Maximum Overall Height	No maximum	6 stories	4 stories			
Building Stepback	minimum of 10' at top of 4th story			not required		
Ground Story: Minimum Height	12'	12'	12'			
Maximum Height	30'	24'	24'			
Upper Stories: Minimum Height	9'	9'	9'			
Maximum Height	14'	14'	14'			
Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat			
Tower	permitted	permitted	permitted			
Street Facade Articulation/Details Refer to 6.3.5						
Blank Wall Limitations	required per floor refer to 6.3.4					
Vertical Facade Divisions	every 25' of facade width	every 30' of facade width	every 50' of facade width	every 50' of facade width		
Horizontal Facade Divisions	required within 3' of the top of the ground story and at the top of the high					
Front Facade Entrance Type	Arcade, Contemporary, Mixed-Use					
Building Fenestration Refer to 6.3.6						
Minimum Ground Story Transparency	65%	65%	50%			
Minimum Upper Story Transparency	25%	25%	25%			
Principal Entrance Location	front facade	front facade	front or corner facade			
Required Number of Street Entrances	1 per each 75'	1 per each 75'	1 per each 100'			
Building Uses Refer to 6.3.7; Refer to Table 3.3 (2) for specific permitted uses in each General Category						
Ground Story	retail, service, office					
Upper Story	retail, service, office, residential					
Parking within Building	permitted fully in basement and in rear of upper floors					
Required Occupied Space	40' deep on all full floors					

Pre-Application Meeting

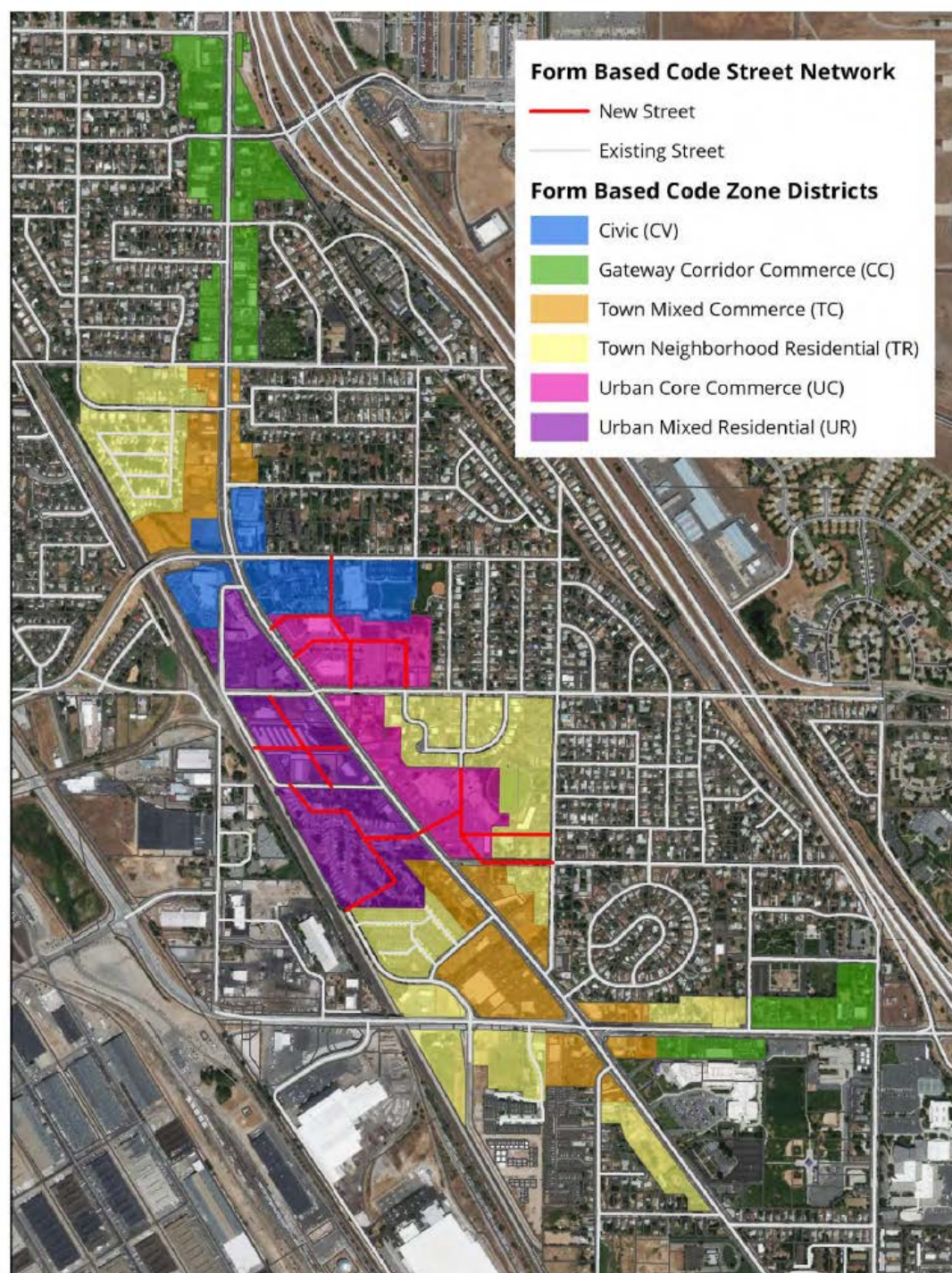
Site Plan Approval

Subdivision Approval  
(if required)

Final Land Use Approval



# Zoning Changes





# Public Noticing



## Community Development

Planning, Engineering, Building Inspections,  
Customer Service, Code Compliance,  
and CDBG Administration

### NOTICE OF PUBLIC HEARING

Public Hearing Discussion and Possible Action on RZN 2020-010023, a request by Clearfield City to consider the rezoning of parcels from C-1 and C-2 (Commercial), R-1-S, R-2, & R-3 (Residential), A-1 (Agricultural), CC (Commercial Corridor), TR (Town Residential), TC (Town Commerce), UC (Urban Commerce), UR (Urban Residential), CV (Civic) to R-1-S (Residential), CC (Gateway Corridor Commerce), TR (Town Neighborhood Residential), TC (Town Mixed Commerce), UC (Urban Core Commerce), UR (Urban Mixed Residential), CV (Civic). The new zoning districts would be applied specifically to the corridor along State Route 126 (State and Main Street) from 800 North to 1000 South and on 700 South between the railroad and 1000 East. Additional properties located along 200 South, 500 East, Marilyn Drive, and 375 East have been included to be rezoned to TR (Town Neighborhood Residential) as well. The implementation of these zones comes as a result of a recommendation from the Downtown Clearfield Small Area Plan adopted by the Clearfield City Council in March of 2017 as well as part of the amendments to the Downtown Clearfield Form Based Code that will be considered for adoption by the Clearfield City Council on February 11, 2020.

#### Dear Neighbor:

An application and information for the rezones mentioned above are on file at the Clearfield City Customer Service Center located on the 1<sup>st</sup> Floor at 55 South State Street, Clearfield, Utah. The application may be reviewed, Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m., except legal holidays. The staff report for this project will be available for review prior to the following meetings in-person or on-line at the City's website [www.clearfieldcity.org](http://www.clearfieldcity.org).

Information included in this notice can also be reviewed by accessing [www.clearfieldcity.org/FBC](http://www.clearfieldcity.org/FBC)

#### PLANNING COMMISSION

Date: Wednesday, February 19, 2020  
Time: The meeting begins at 7:00 p.m.  
Location: Clearfield Municipal Center—Council Chambers, 3<sup>rd</sup> Floor  
55 South State Street, Clearfield, UT

#### CITY COUNCIL

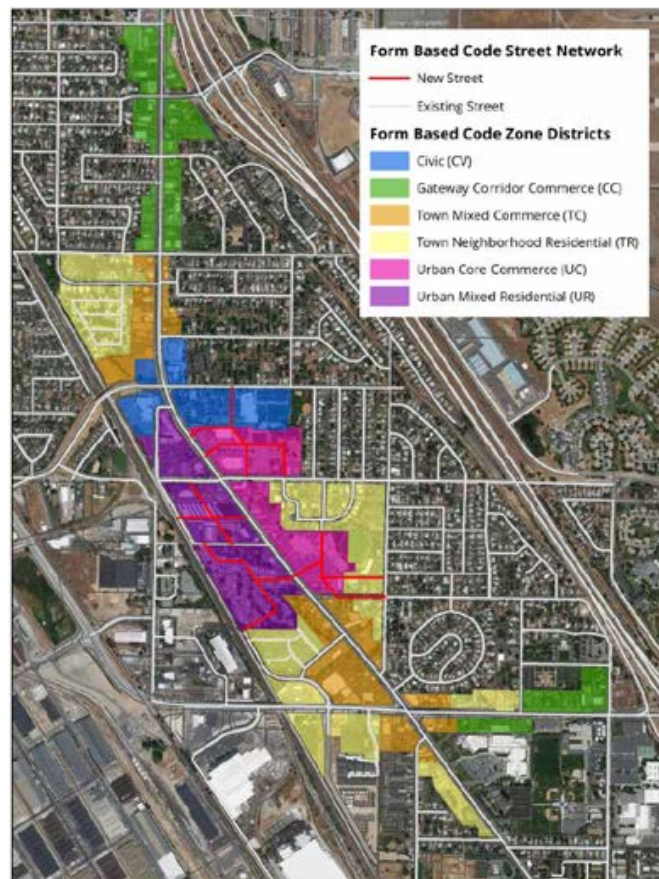
Date: Tuesday, March 10, 2020  
Time: The meeting begins at 7:00 p.m.  
Location: Clearfield Municipal Center—Council Chambers, 3<sup>rd</sup> Floor  
55 South State Street, Clearfield, UT

Interested persons may appear at the meeting to present oral comments, or may submit written comments, by mail to Clearfield City, Community Development Department, 55 South State Street, Clearfield, UT 84015. If written comments are not received prior to the date of the meeting, the Planning Commission may not consider them.

For further information please contact Community Development Department at (801) 525-2782 or the Senior Planner, Brad McIlvath at (801) 525-2784 or [Brad.McIlvath@clearfieldcity.org](mailto:Brad.McIlvath@clearfieldcity.org)

55 South State Street, Clearfield, UT 84015 (801) 525-2701 [www.clearfieldcity.org](http://www.clearfieldcity.org)

#### CLEARFIELD CITY



55 South State Street, Clearfield, UT 84015 (801) 525-2701 [www.clearfieldcity.org](http://www.clearfieldcity.org)

#### CLEARFIELD CITY

### PLEASE SEE ATTACHED FOR PROPOSED PARCEL ZONE CHANGES

#### R-1-S (Residential)

The following properties will be rezoned from current zoning designations of C-2 (Commercial), CC (Commercial Corridor), and TC (Town Commerce) to R-1-S (Residential) to match the existing land use of the locations.

Parcel ID	Parcel Address	Current Zone	Proposed Zone
140900040	86 NORTH VILLA DR	C-2 (Commercial)	R-1-S (Residential)
140900002	85 NORTH VILLA DR	C-2 (Commercial)	R-1-S (Residential)
120170001	101 ROSS DR	CC (Commercial Corridor)	R-1-S (Residential)
120040014	PO BOX 1157	CC (Commercial Corridor)	R-1-S (Residential)
120170021	102 ROSS DR	T-C (Town Commerce)	R-1-S (Residential)

#### Gateway Corridor Commerce (CC)

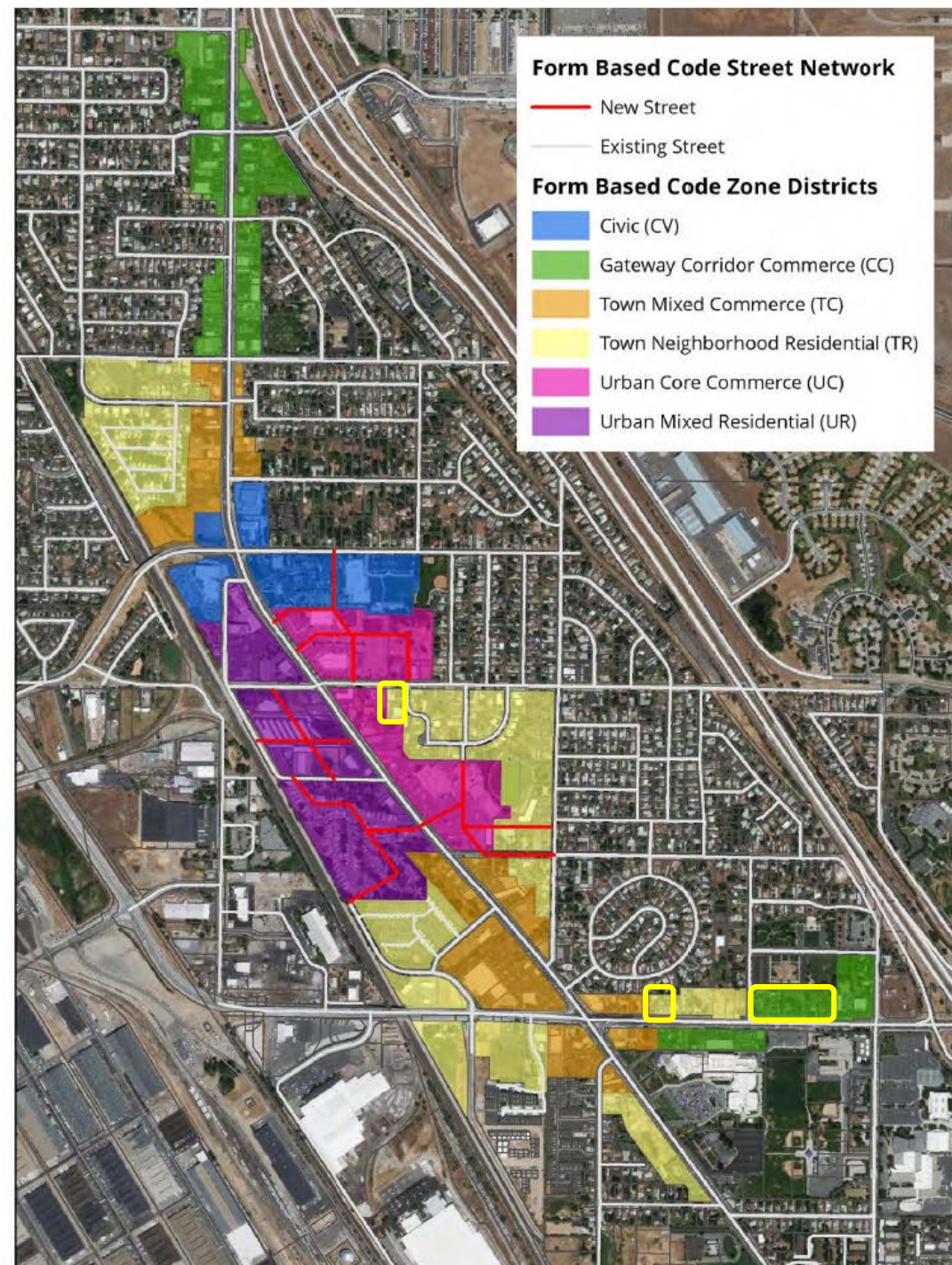
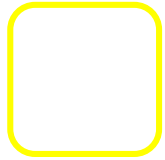
The following locations will be rezoned from the current zoning designation (see below) to the Gateway Corridor Commerce (CC) zone designation. The Gateway Corridor Commerce is intended to provide consistent streetscape signaling the arrival into Downtown Clearfield, while allowing commercial building types and uses that are more oriented to automobile traffic as well as pedestrian access.

Parcel ID	Parcel Address	Current Zone	Proposed Zone
120040034	805 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040035	843 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040036	869 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040039	929 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040040	937 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040041	975 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040133	905 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040152		R-1-S	Gateway Corridor Commerce (CC)
120040154		R-1-S	Gateway Corridor Commerce (CC)
120040174	995 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040176	634 S 1000 E	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040177	620 S 1000 E	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040178	608 S 1000 E	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120040179	606 S 1000 E	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680009	726 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680010	712 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680023	670 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680024	688 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680024	688 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
120680024	688 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123600001	810 E HWY 193	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880001	794 E 700 S	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880002		Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880003	790 E 700 S	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880006	782 E 700 S	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880007	786 E 700 S	Town Commerce (TC)	Gateway Corridor Commerce (CC)
123880008		Town Commerce (TC)	Gateway Corridor Commerce (CC)
127540003	772 E 700 S	Town Commerce (TC)	Gateway Corridor Commerce (CC)

55 South State Street, Clearfield, UT 84015 (801) 525-2701 [www.clearfieldcity.org](http://www.clearfieldcity.org)

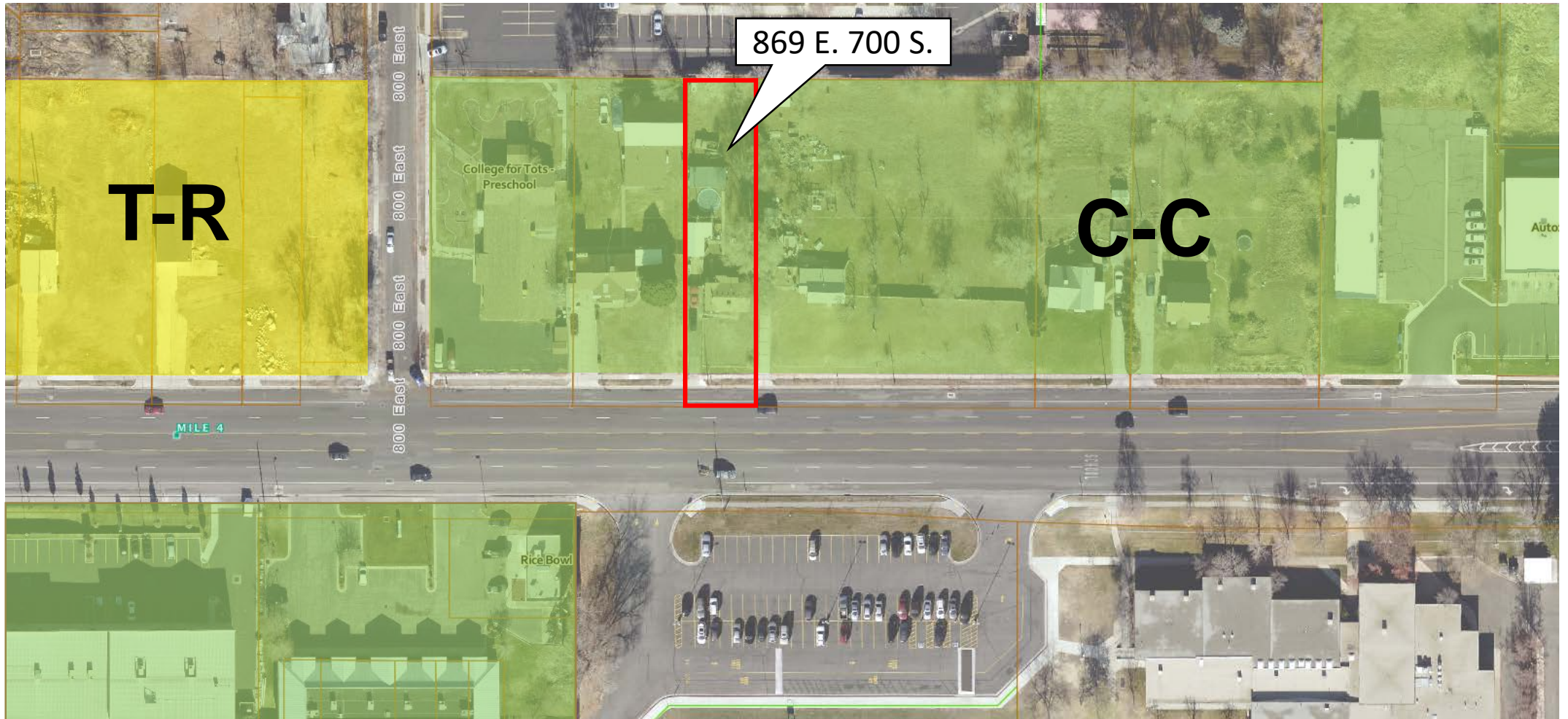


# Zoning Changes



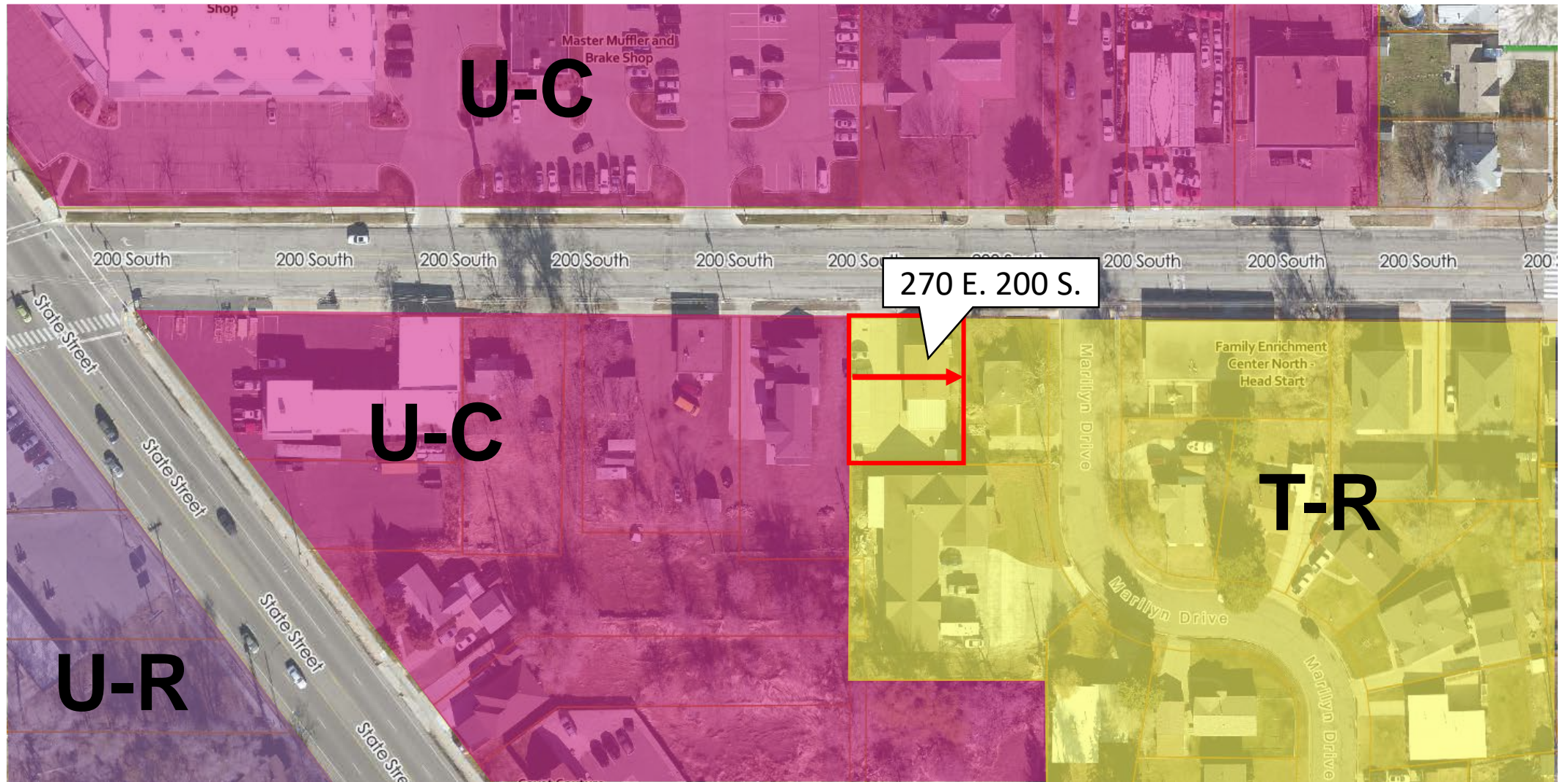


# Chris Slocum Request — Keep as T-C or change to T-R



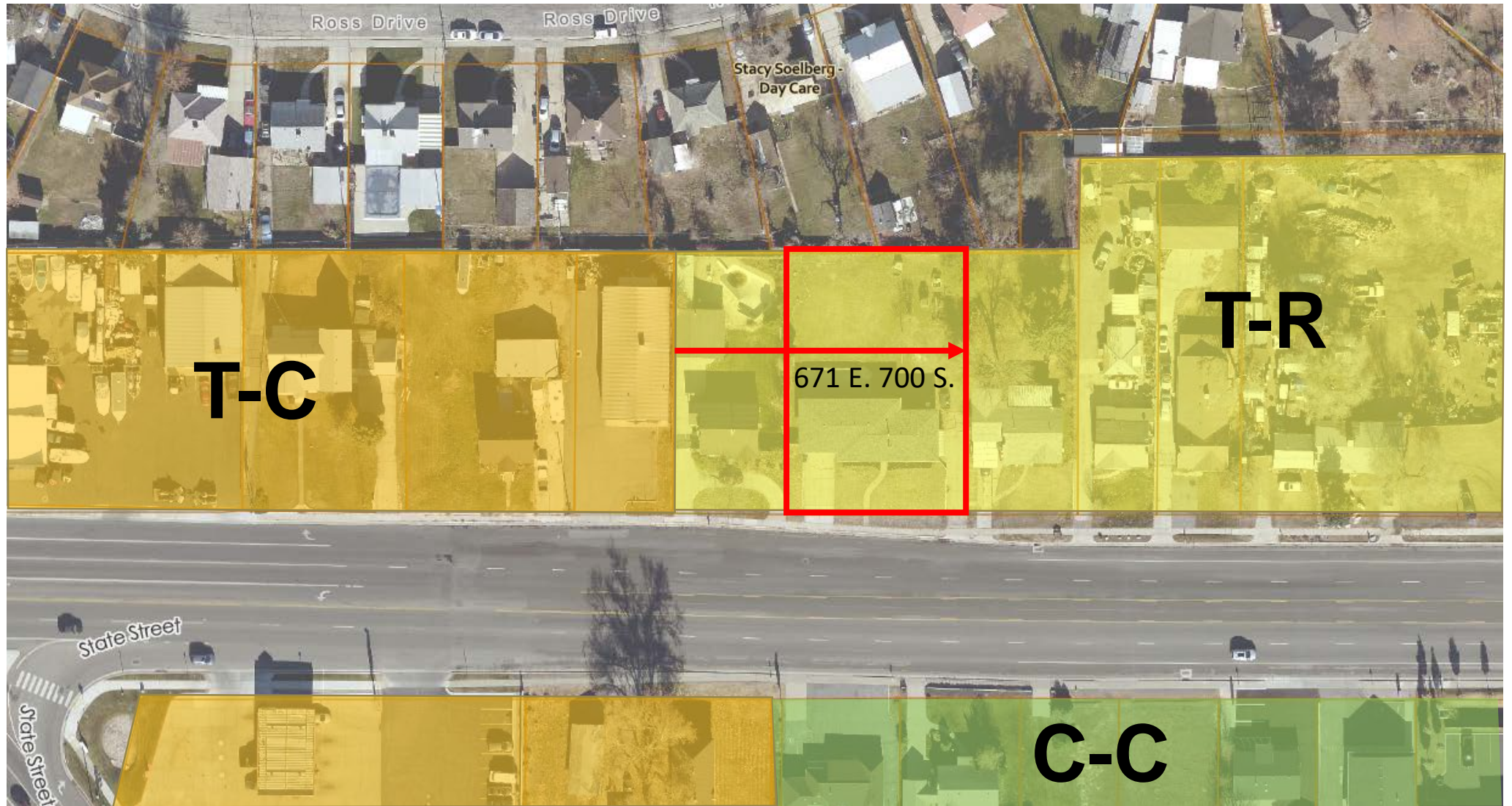


# Shirley Cooper-Aguilar Request





# Bryan Excell Request





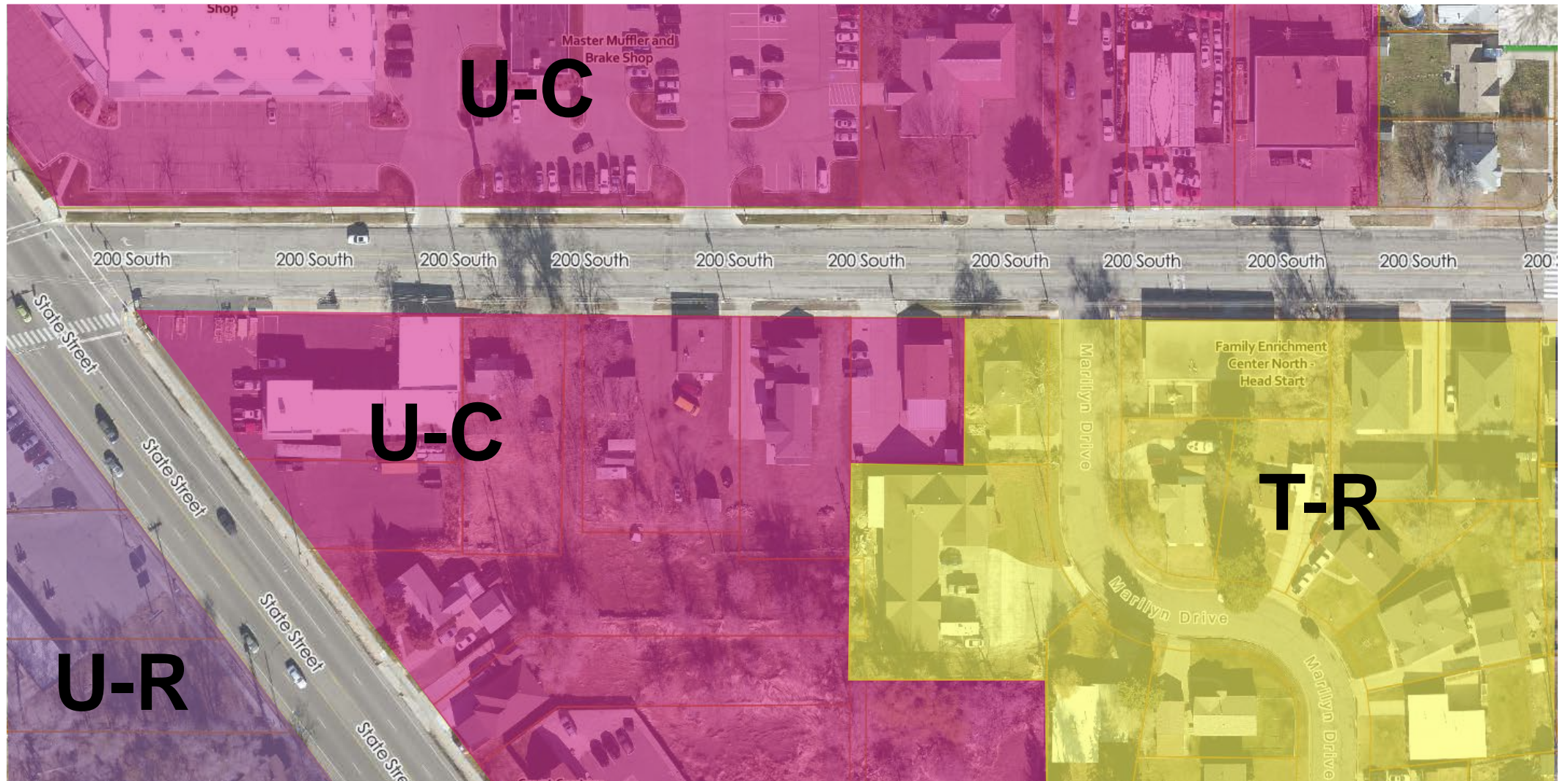
# Planning Commission Recommendation

*On February 19, 2020, the Clearfield Planning Commission forwarded a recommendation of approval of **RZN 2020-010023** for the proposed Zoning Map Amendments with the following changes:*

- The property located at 270 East 200 South is to be included in the U-C (Urban Core Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone; and*
- The properties located from 800 East to 657 East 700 South are to be included in the C-C (Gateway Corridor Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone.*

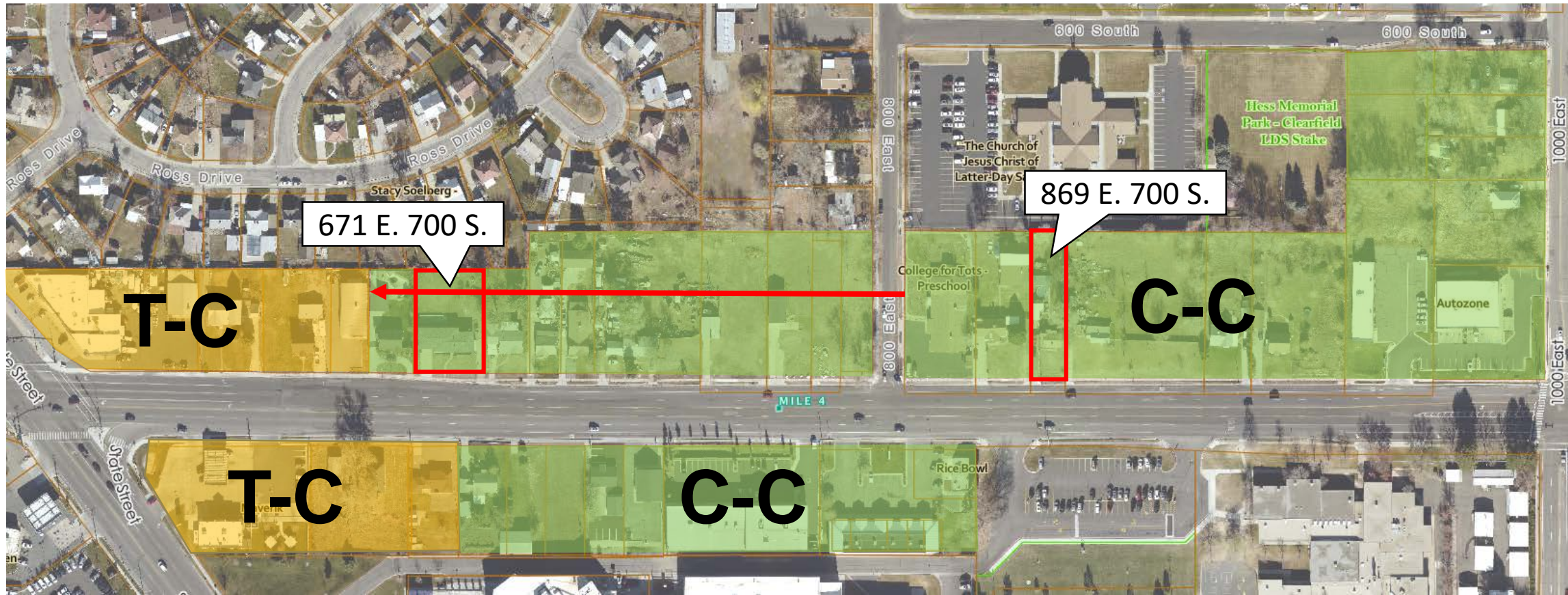


# Shirley Cooper-Aguilar Request





# 700 South PC Recommendation



**T-R**



# City Council Work Session Discussion

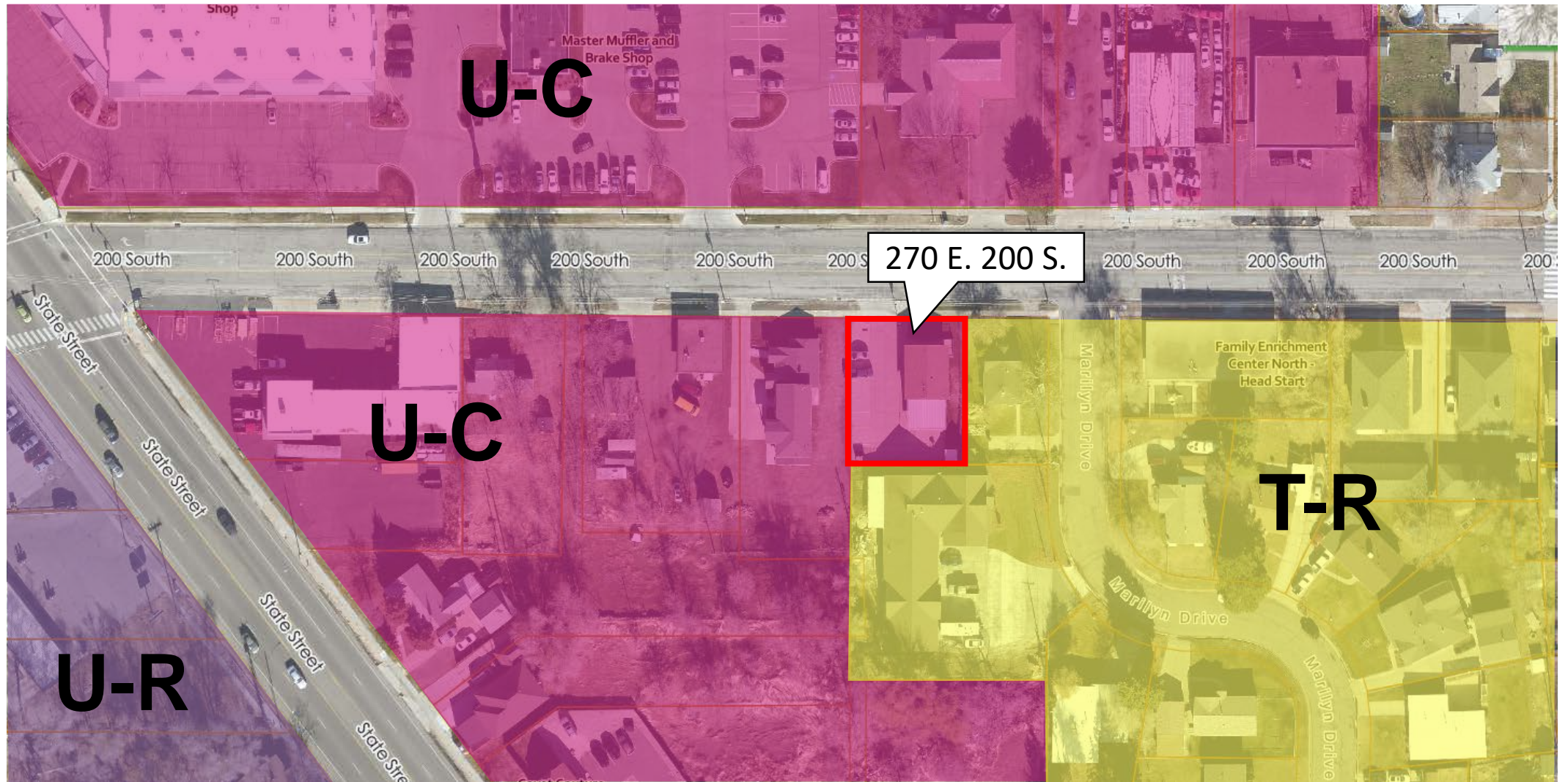
On March 3, 2020, the City Council discussed the proposed rezones and directed staff to include the following changes for review in the Policy Session on March 10, 2020:

1. The property located at 270 East 200 South is to be included in the U-C (Urban Core Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone;
2. The properties located from 709 East 700 South to 800 East are to be included in the C-C (Gateway Corridor Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone; and
3. The properties located from 657 East 700 South to 699 East 700 South are to be included in the T-C (Town Mixed Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone.



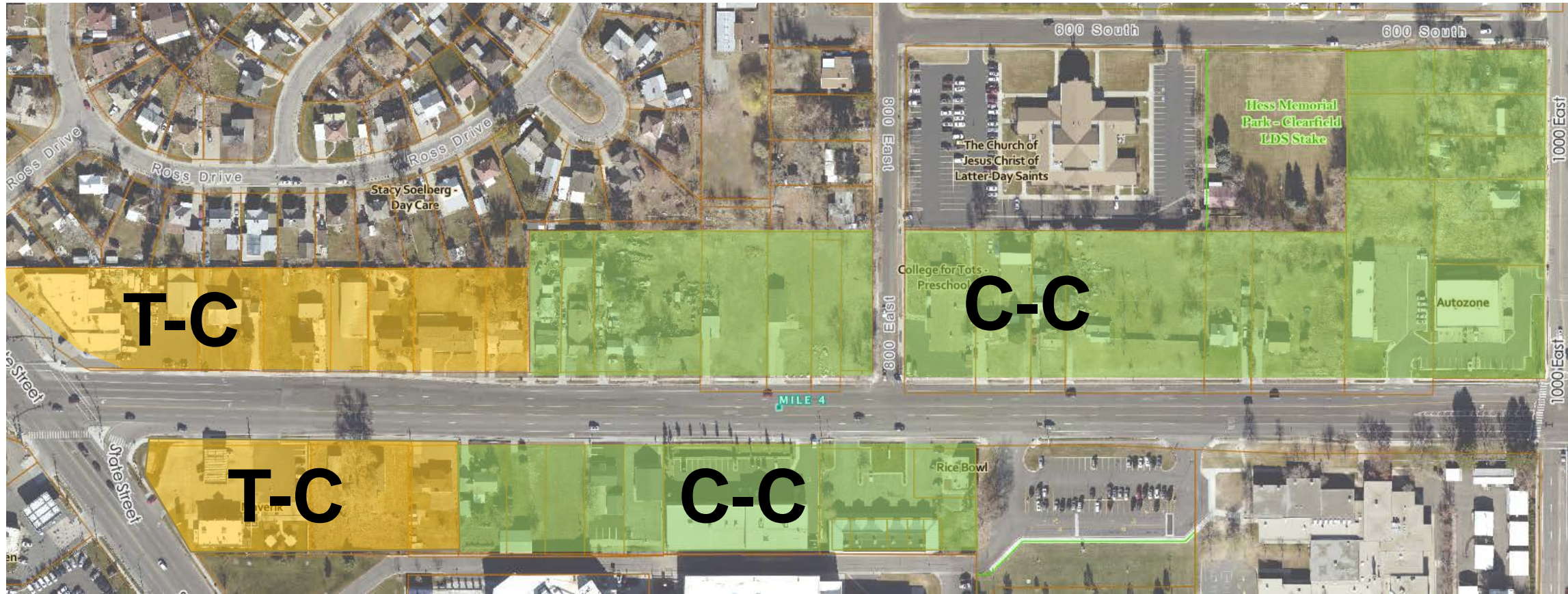


# Shirley Cooper-Aguilar Request





# 700 South Recommendation



**T-R**



# City Council Work Session Discussion

On March 3, 2020, the City Council discussed the proposed rezones and directed staff to include the following changes for review in the Policy Session on March 10, 2020:

1. The property located at 270 East 200 South is to be included in the U-C (Urban Core Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone;
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3. The properties located from 657 East 700 South to 699 East 700 South are to be included in the T-C (Town Mixed Commerce) Zone instead of the T-R (Town Neighborhood Residential) Zone.

