

WILCOX FARMS
General Plan Amd, GPA 2021-050035 and
Zoning Map Amd, RZN 2021-050035



Background Information

Current Designations

- General Plan designation of Residential and Commercial
- Zoned A-1 (Agricultural) and C-2 (Commercial)

Prior Request

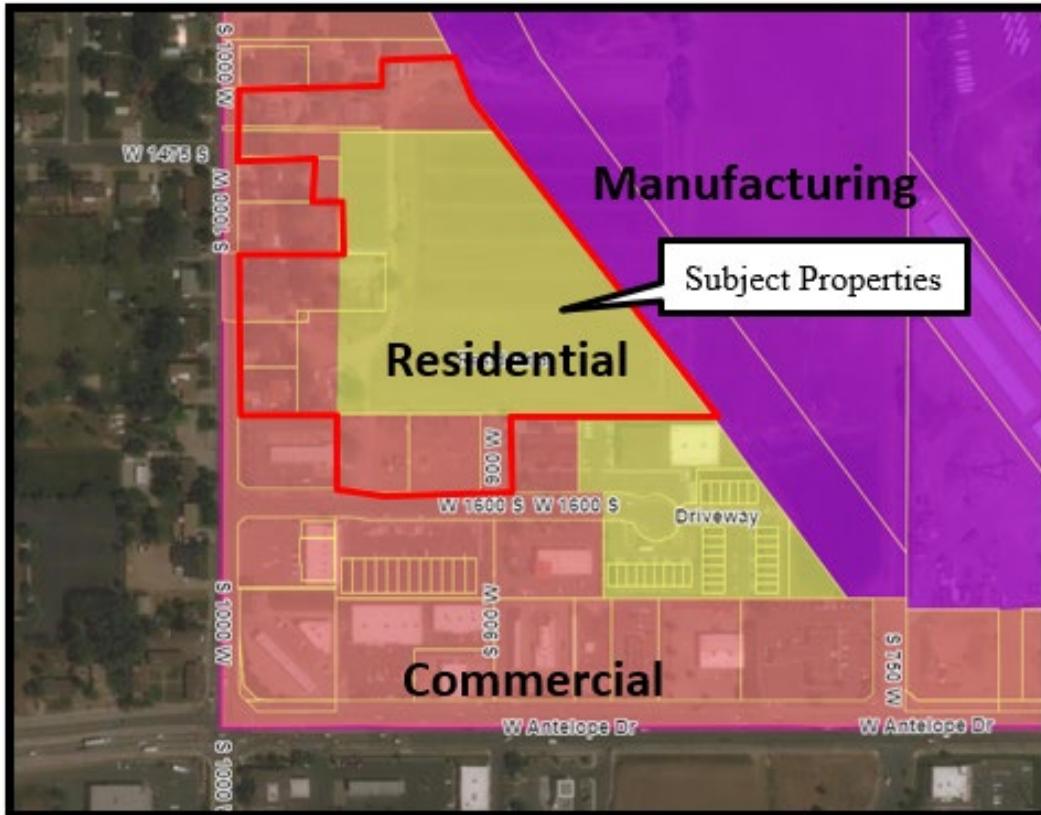
- Amend General Plan to have entire project area designated as Residential.
- Rezone properties to R-3 (Residential) to develop project as townhomes.
- Application withdrawn.

Current Request

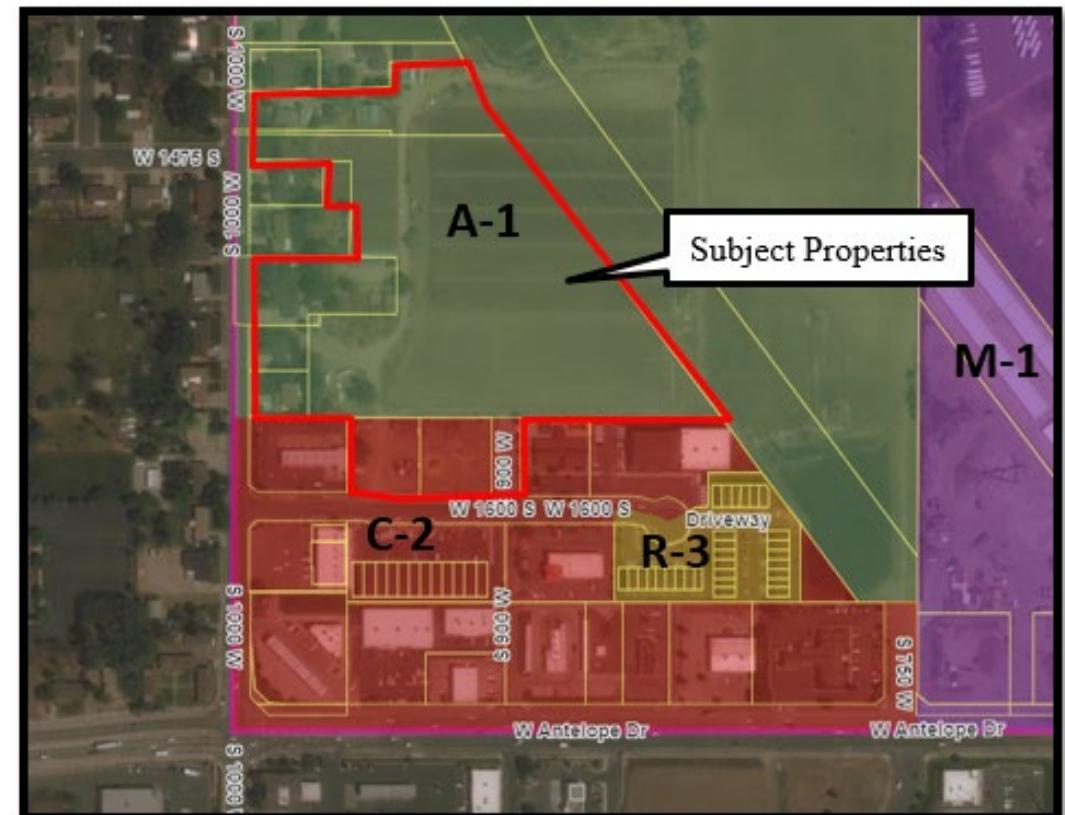
- Amend General Plan to have entire project area designated as Residential.
- Rezone properties to R-3 (Residential) to develop project as small lot single-family subdivision.

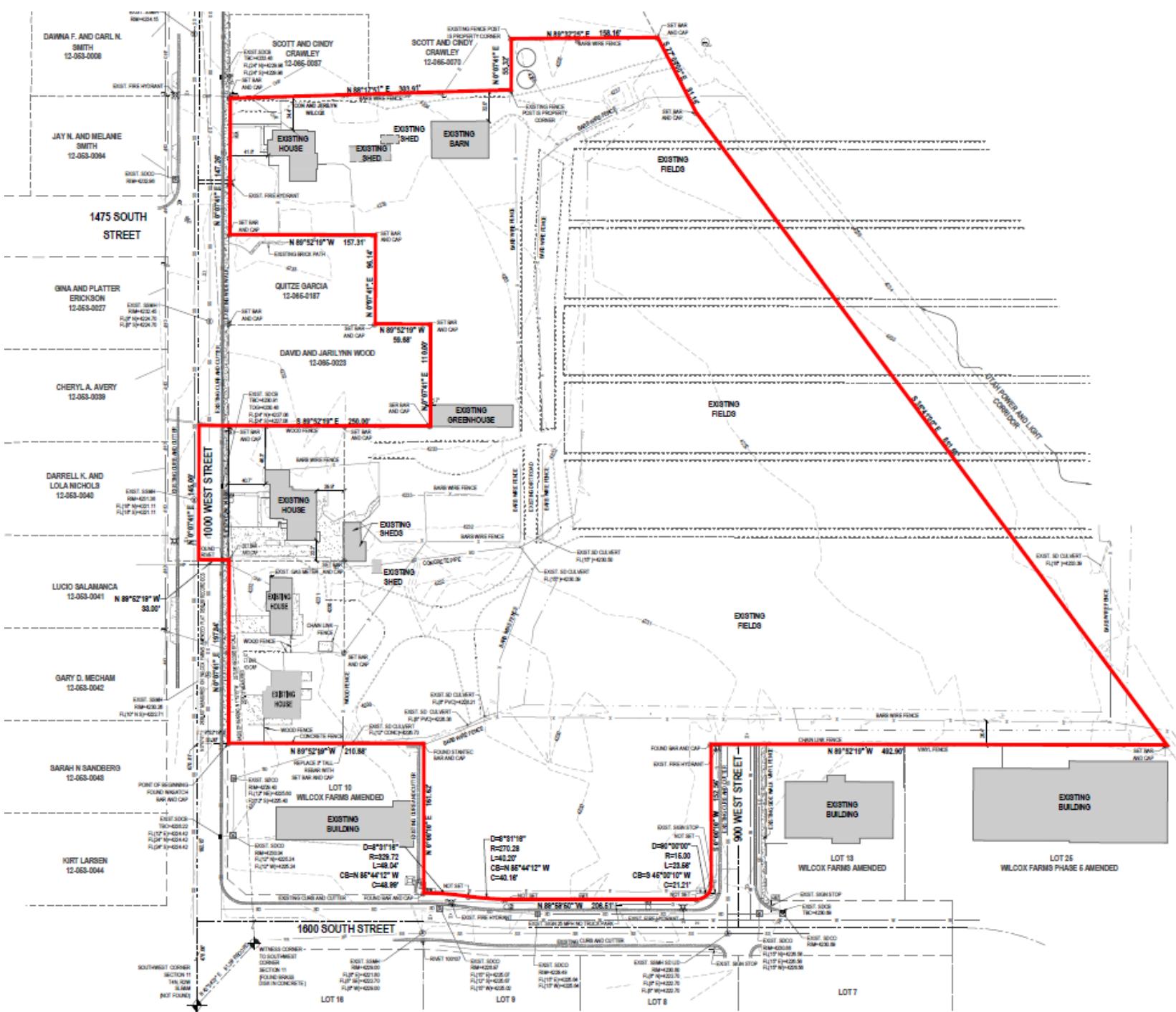
General Plan & Zoning

GENERAL PLAN



ZONING





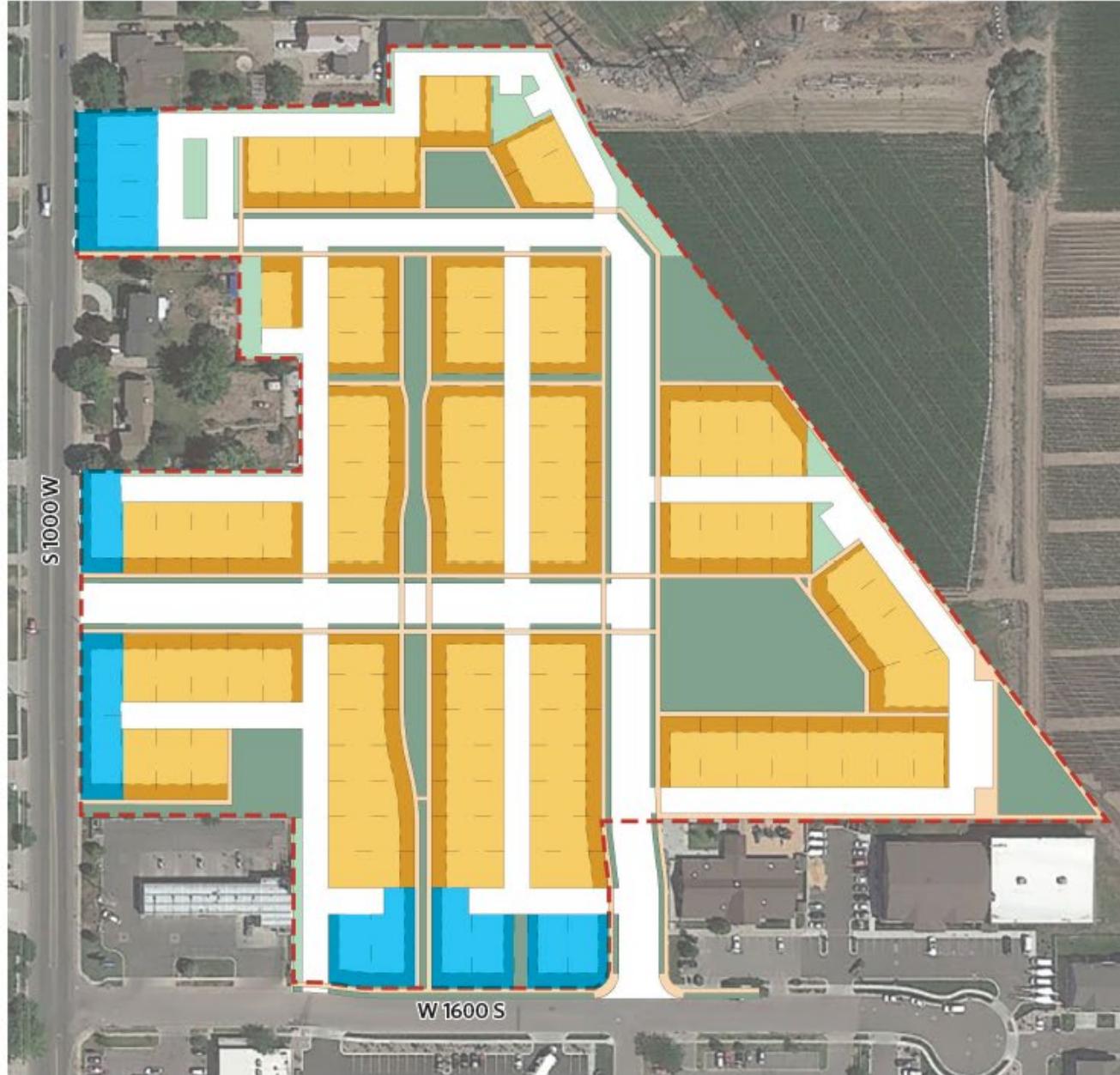




Illustrative Plan: 1" = 120'

Unit Count: 101

MASTER PLAN



Illustrative Plan: 1" = 120'

MASTER PLAN SCRIPTING

PLAN SCRIPTING

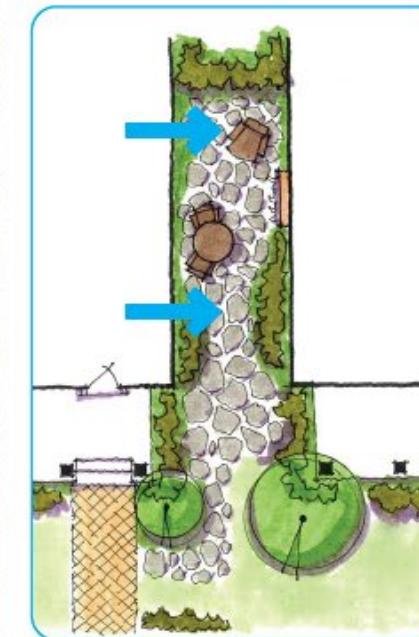
Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitive building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

GENERAL STANDARDS

- Maximum of two Victorian-style elevations in a row
- Maximum of four Arts & Crafts, Colonial Revival, or English Romantic-style elevations in a row
- Maximum of three 3-story elevations in a row
- Two story elevations shall be located in the indicated plan locations

CONCEPTUAL SIDEYARD USE EASEMENT

- The image to the left is a conceptual illustration to show how side yard use easements can allow for larger side yards for a homeowner
- Scripting of selected lot placement can allow for these special conditions throughout the plan

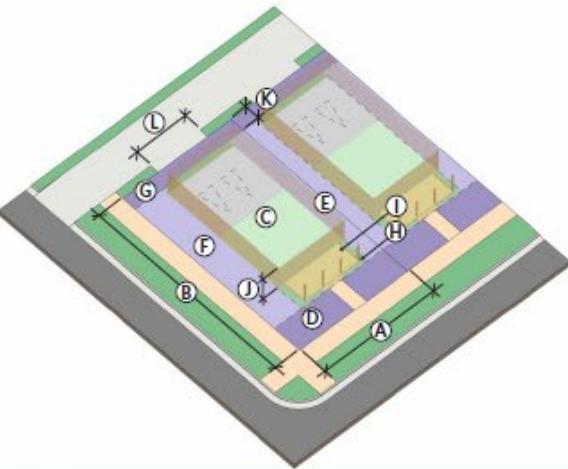


UNIT COUNT

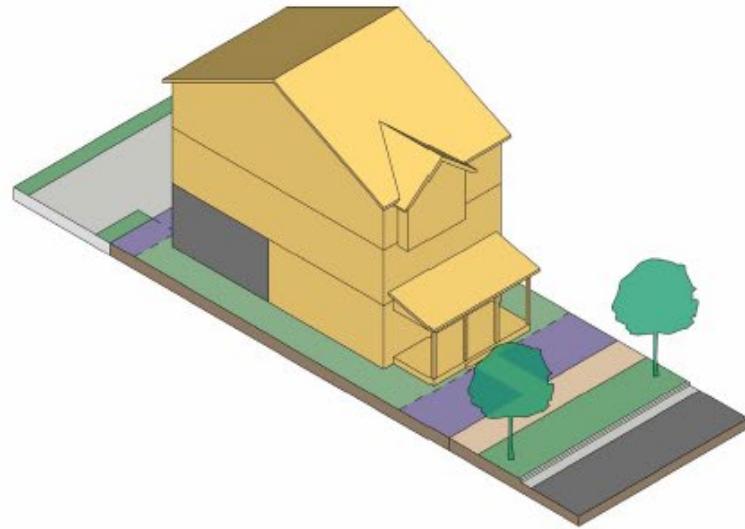
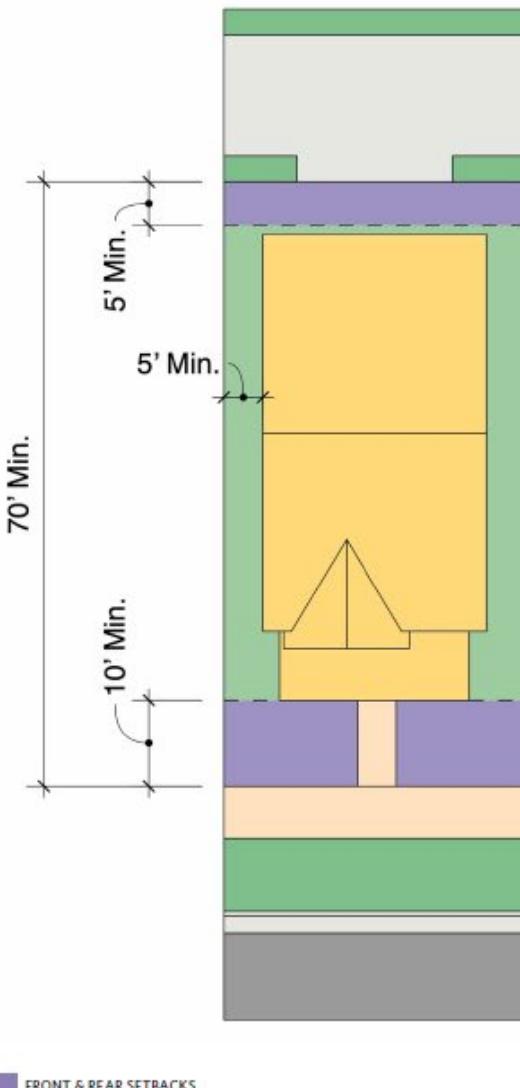
	Count
Hartford Series (35-40x70)	101
Total	101

PROJECT BOUNDARY

REQUIRED TWO STORY ELEVATION LOCATION



Typical Lot Size		
A Width	35 — 45 ft.	
B Depth	70 ft. min.	
C Area	2,450 sf min.	
Setbacks		
D Front	10 ft. min.	
E Side	5 ft. min.	
F Corner Side	10 ft. min.	
G Rear	5 ft. min. — 7 ft. max.	
Facade Zone		
H	10 ft.	
Porch Encroachments		
I	2 ft.	
Height		
J	2 - 3 stories	
Garage Setback		
K	5 ft. min.	
Maximum Driveway Approach Cut Width		
L	20 ft.	
Above Ground Livable Area		
	1,100 sf min.	



Building Placement Example

BUILDING PLACEMENT GUIDELINES

ROOFS

- Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare, maximum of two skylights per roof plane
- Roof vents of any kind must be painted to match the roof shingles
- 30-year asphalt architectural shingles
- Other roofing materials may be approved by Architectural Review Board

SOFFITS

Common Material

- Aluminum soffits and fascia materials are permitted

Custom Material

- Smooth fiber-cement boards

GUTTERS AND DOWNSPOUTS

- Downspouts must be located away from prominent corners, and must drain away from window wells

TRIM

- Transitions between materials must be trimmed and flashed in a manner appropriate to the style

BASE

- Foundations may be covered with plaster, stucco, brick, or stone

CLADDING

- Cement board, siding, shingles, stucco, brick, or stone may be used in a manner appropriate to the style
- T-1-11, vinyl, or aluminum siding materials are not allowed

SIDING

- Only smooth siding permitted

SHINGLES

- Weave at corners or terminate with appropriate corner trim board

MASONRY/BRICK

- Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner

- Trim with an appropriate masonry water table detail

- Headers or lintels must span openings

MASONRY/STUCCO

- Stucco must be a smooth sand pebble fine finish
- Quartz stone finish is not allowed
- Windows, doors, and other openings within a stucco wall must be trimmed with cement board or stucco trim.
- Other trims may be approved by Architectural Review Board

CHIMNEYS

- Stucco or brick on all sides
- Siding is not allowed on chimneys

COLUMNS AND RAILINGS

- Rails must be attached to porch columns
- Four-inch maximum distance between porch pickets

COLOR

- Color must be approved by the Architectural Review Board and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks between trim and wall plane; gable ends and accent panels; plane changes

LIGHTING

- Porches must be lighted
- Provide flanking fixtures on garage doors located in lanes



APPROVED MATERIALS

CONCEPTUAL RENDERING OF HOMES FRONTING S 1000 W



CONCEPTUAL RENDERING OF HOMES FRONTING A PASEO



CONCEPTUAL RENDERING OF HOMES FRONTING THE NEIGHBORHOOD PARK



Staff Recommendation/Conclusion

Based upon analysis of the request and the Clearfield City General Plan, Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed general plan and zoning map amendments. The staff recommendation is based upon the analysis outlined in the staff report and the following findings:

1. The proposed general plan and zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed general plan and zoning map amendments are necessary to encourage the highest and best use of the land.
3. Development of this property with a low to medium-density residential use is consistent with the development patterns in the area.
4. This development pattern will provide additional households within a closer distance to supportive commercial uses in the area further supporting the local economy and reducing travel distances for residents of the residential development.
5. Sections 11-1-16 and 11-9E-13 D of Clearfield Municipal Code allows for the use of developments agreements to further outline development standards and allow for some modifications of existing zoning standards if deemed necessary by the Planning Commission and City Council.

Planning Commission Recommendation

General Plan Amendment

On June 6th, 2021 the Planning Commission forwarded a recommendation of **APPROVAL** of GPA 2021-050035, to the Clearfield City Council, a general plan amendment by John Warnick with Destination Homes to change the general plan designation from Commercial to Residential for 4.73 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).



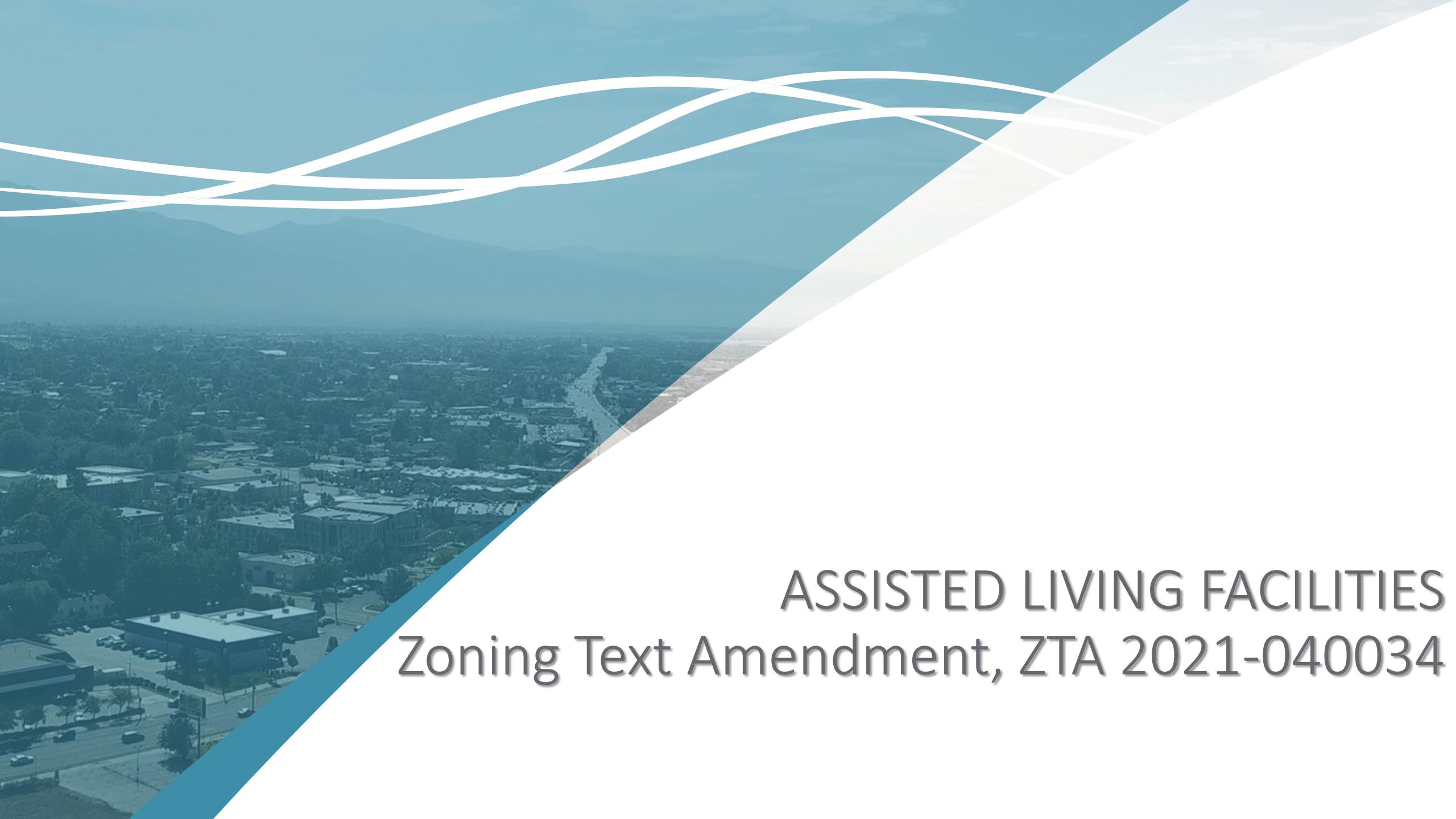
Planning Commission Recommendation

Zoning Map Amendment

On June 2nd, 2021 the Planning Commission forwarded a recommendation of **APPROVAL** for RZN 2021-050035, to the Clearfield City Council, a zoning map amendment by John Warnick with Destination Homes to change the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023).

1. A development agreement is required for the rezoning of the properties to limit the future use to the single-family detached concept provided in the conceptual site planning materials.





ASSISTED LIVING FACILITIES

Zoning Text Amendment, ZTA 2021-040034



Background Information

Applicant Request

- Request to amend definition for Assisted Living Facility
- Add Assisted Living Facility as conditional use to the C-1 Zone

Additional Info

- Current definition for assisted living facility very similar to nursing or rest home with one minor difference.
- Proposed definitions include state licensure and considerations for activities of daily living.
- Clear delineation between assisted living facilities and senior apartments.
- Likely a need to provide additional definitions for the following: senior apartments/independent living, skilled nursing facility, continuing care retirement community etc. to provide clear direction for these uses in the City.

Current Definitions

Assisted Living Facility

*ASSISTED LIVING FACILITY: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. **The occupants are capable of responding to an emergency situation without physical assistance from staff.** This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".*

Nursing or Rest Home

*NURSING OR REST HOME: A building or structure, or portion thereof, in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. **The occupants are not capable of responding to an emergency situation without physical assistance from staff.** This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".*

Applicant Proposal | C-1 Zone

TITLE 11, CHAPTER 11, ARTICLE A, SECTION 11-11A-3: CONDITIONAL USES:

The following buildings, structures, and uses of land shall be allowed in the C-1 commercial zone upon compliance with the requirements set forth in this code and upon obtaining a conditional use permit as specified in chapter 4 of this title:

Behavior, drug, or alcohol treatment facilities.

Churches.

Colleges and universities.

Convalescent facilities.

Daycare facilities.

Hospitals.

Nursing or rest homes.

Assisted living facility.

Preschools, commercial.

Public uses.

Schools.

Specialized schools.

Vocational and technical training facilities.

Applicant Proposal | Definition

~~ASSISTED LIVING FACILITY: A building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are capable of responding to an emergency situation without physical assistance from staff. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".~~

Assisted living is described as an arrangement where an individual(s) is/are assisted in the "Activities of Daily Living" in a custodial setting. The Activities of Daily Living are those actions or endeavors which are part of an individual's normal routine and which allow him or her to remain functioning independently in a home type environment. Assisted Living activities/services may include: supervision, bathing, dressing, eating, ambulation, recreation, socialization, medication reminders, grooming, personal hygiene, medical and other appointments, clothes washing, and so forth.

Assisted Living Facility An "Assisted Living Facility" is a structure wherein 'assistance' in the activities of daily living are provided by professional staff with the goal of helping the resident population maintain as much "**Life Independence**" as might be possible. An Assisted Living Facility must be licensed by the Utah State Department of Health and is classified as a **Healthcare Facility**. When the licensed capacity exceeds 17 beds (in one structure), an Assisted Living Facility is also classified as an I-Occupancy per the International Building Code (IBC). An Assisted Living Facility **does not provide either Medical or Nursing Services on a 24 hour basis**, but rather may provide those services by independent outside consultants on an "as needed" or consulting basis. **Residents needing Nursing or Medical services on a 24 hour basis may not be admitted to or remain residing in an Assisted Living Facility.**

Site and Physical Structure of an Assisted Living Facility may be as follows:

Site.

Assisted Living Facilities may be comprised of one or more structures on a single site or contiguous parcels. Assisted Living Structures that provide services to more than 17 residents must be built to comply to (IBC) Institutional Occupancy Standards.

Structural Components.

Assisted Living Facilities may be composed of Private rooms, Semi-Private rooms or Apartments. Each room or apartment must be equipped with a kitchen or kitchenette, assemble toileting and bathing, the means for providing privacy, storage space(s), and room for personal furniture that the resident may want to bring from home.

Resident Qualifications.

Where apartments are provided, couples may occupy an apartment. **One spouse of each couple must qualify as a "resident" and require Assistance in the Activities of Daily Living.** The other spouse may be continuing the pursuit of normal live activities, going to work, professional endeavors, etc., while the facility staff look after the spouse needing custodial care or supervision. Residents of Assisted Living Facilities are typically seniors. Children are not allowed other than for normal visitation.

Parking.

Residents occupying private and semi-private rooms typically no longer drive. One spouse of those couples occupying the apartments may still drive. While parking is typically a local zoning decision, we suggest: one space per each 3 private or semi-private rooms or one space for each apartment, plus one space for each staff member on the busiest shift.

Staff Amendments

- Add Assisted Living as permitted or conditional use to the C-1 Zone.
- Amend the definition as follows:

TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSITED LIVING FACILITY: A congregate residential facility for elderly persons who receive assistance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). The facility is licensed with the State of Utah and provides services that may include but are not limited to meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreational activities, hairdressing, and other services allowed by the state license. ~~building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are generally capable of responding to an emergency situation without physical assistance from staff. An assisted living facility may be comprised of one or more buildings on a single site or contiguous parcels. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".~~

Planning Commission Recommendation

- Add Assisted Living as permitted or conditional use to the C-1 Zone.
- Amend the definition as follows:

TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSISTED LIVING FACILITY: A congregate residential facility for elderly persons, having physical or mental limitations because of health or age, who receive assistance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). The facility is licensed with the State of Utah and provides services that may include but are not limited to meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreational activities, hairdressing, and other services allowed by the state license. ~~building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age.~~ The occupants are generally capable of responding to an emergency situation without physical assistance from staff. An assisted living facility may be comprised of one or more buildings on a single site or contiguous parcels. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".

Staff Recommendation/Conclusion

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2021-040034** to the City Council, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 Zone and to change the definition as proposed by the applicant with amendments made by staff.

Based upon a review of the existing and proposed ordinance standards Staff concludes the following:

1. Assisted living facilities are an appropriate use in the C-1 Zone with like uses such as nursing or rest homes, and medical offices as allowed uses.
2. It is necessary to update the City Code to address current needs for senior housing and care facilities in Clearfield.
3. Assisted living facilities provide a service that is less intense than a nursing or rest home but necessary to assist individuals with activities of daily living.
4. Assisted living facilities are state licensed facilities that are a commercial congregate residential facility not a senior apartment facility.
5. Allowing assisted living facilities as a conditional use in the C-1 Zone will help support “aging in place” for residents in the community.

Planning Commission Recommendation

On June 2nd, 2021 the Planning Commission forwarded a recommendation of APPROVAL of ZTA 2021-040034 to the City Council, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 Zone and to change the definition as proposed by the applicant with amendments made by staff and the Planning Commission.

- *Add Assisted Living as permitted or conditional use to the C-1 Zone.*
- *Amend the definition as follows:*

TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSISTED LIVING FACILITY: A congregate residential facility for elderly persons, having physical or mental limitations because of health or age, who receive assistance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). The facility is licensed with the State of Utah and provides services that may include but are not limited to meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreational activities, hairdressing, and other services allowed by the state license. building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are generally capable of responding to an emergency situation without physical assistance from staff. An assisted living facility may be comprised of one or more buildings on a single site or contiguous parcels. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".



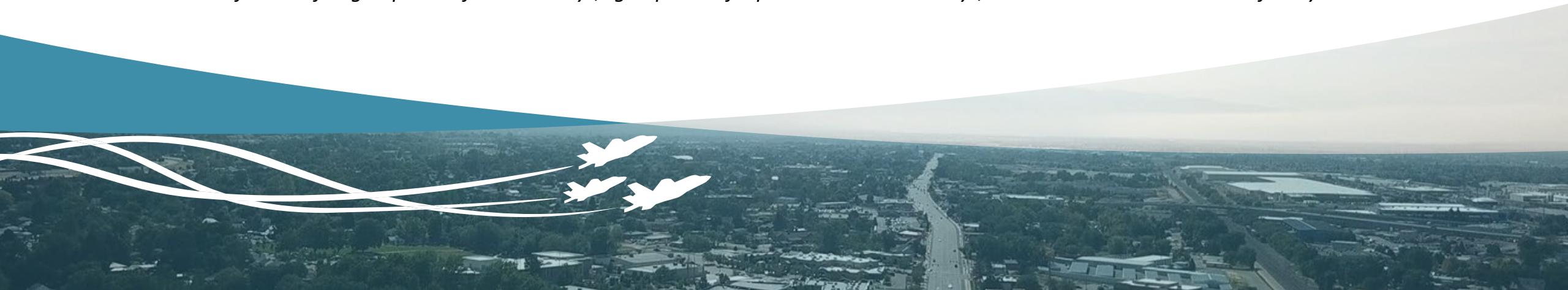
City Council Work Session Discussion

On June 15th, 2021, the City Council reviewed the requested zoning text amendment. Following a discussion about the concerns of the request and state licensing standards, the City Council directed staff to provide the following draft language for consideration by the applicant and the City Council.

- Add Assisted Living as permitted or conditional use to the C-1 Zone.
- Amend the definition as follows:

TITLE 11, CHAPTER 3, SECTION 11-3-3: TERMS DEFINED:

ASSISTED LIVING FACILITY: A congregate residential facility for elderly persons, having physical or mental limitations because of health or age, who receive assistance with activities of daily living or instrumental activities of daily living (ADLs or IADLs). The facility is licensed with the State of Utah as a Type II facility and provides services that may include but are not limited to meals, laundry, housekeeping, medication reminders and/or administration of medication, intermittent nursing care, transportation, social/recreational activities, hairdressing, and other services allowed by the state license. building or structure, or portion thereof meeting the following description: , in which people are cared for or live in a supervised environment, having physical or mental limitations because of health or age. The occupants are generally capable of responding to an emergency situation without physical assistance from staff. An assisted living facility may be comprised of one or more buildings on a single site or contiguous parcels and is limited to a maximum height of two stories. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".





WOODS COURT SUBDIVISION

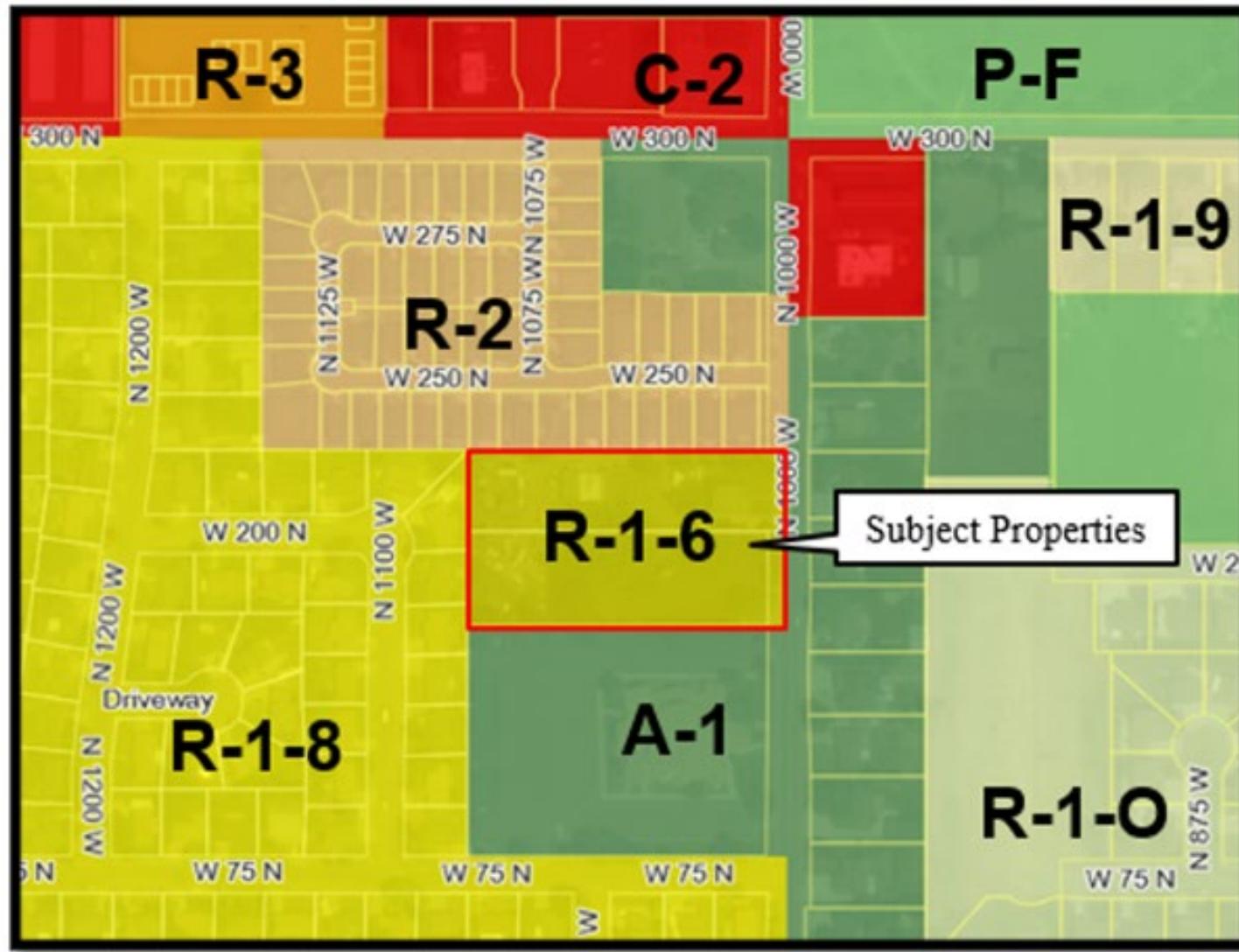
Final Subdivision Plat, FSP 2021-020028



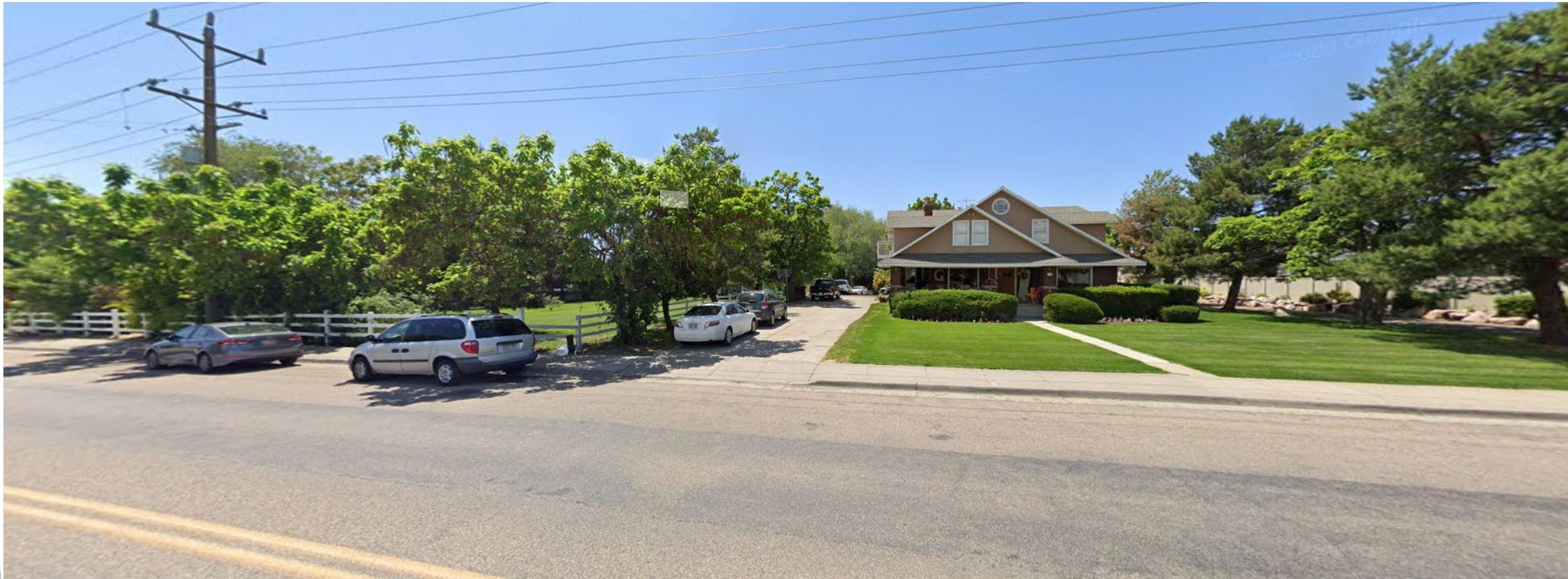
Background Information

- Rezoned from A-1 (Agricultural) to R-1-6 (Residential) on February 23, 2021.
- 14-Lot single-family subdivision.
- Preliminary plat approval granted March 3, 2021
- Cul-de-sac road that complies with public works standards.
- Detention basin part of Lot 7

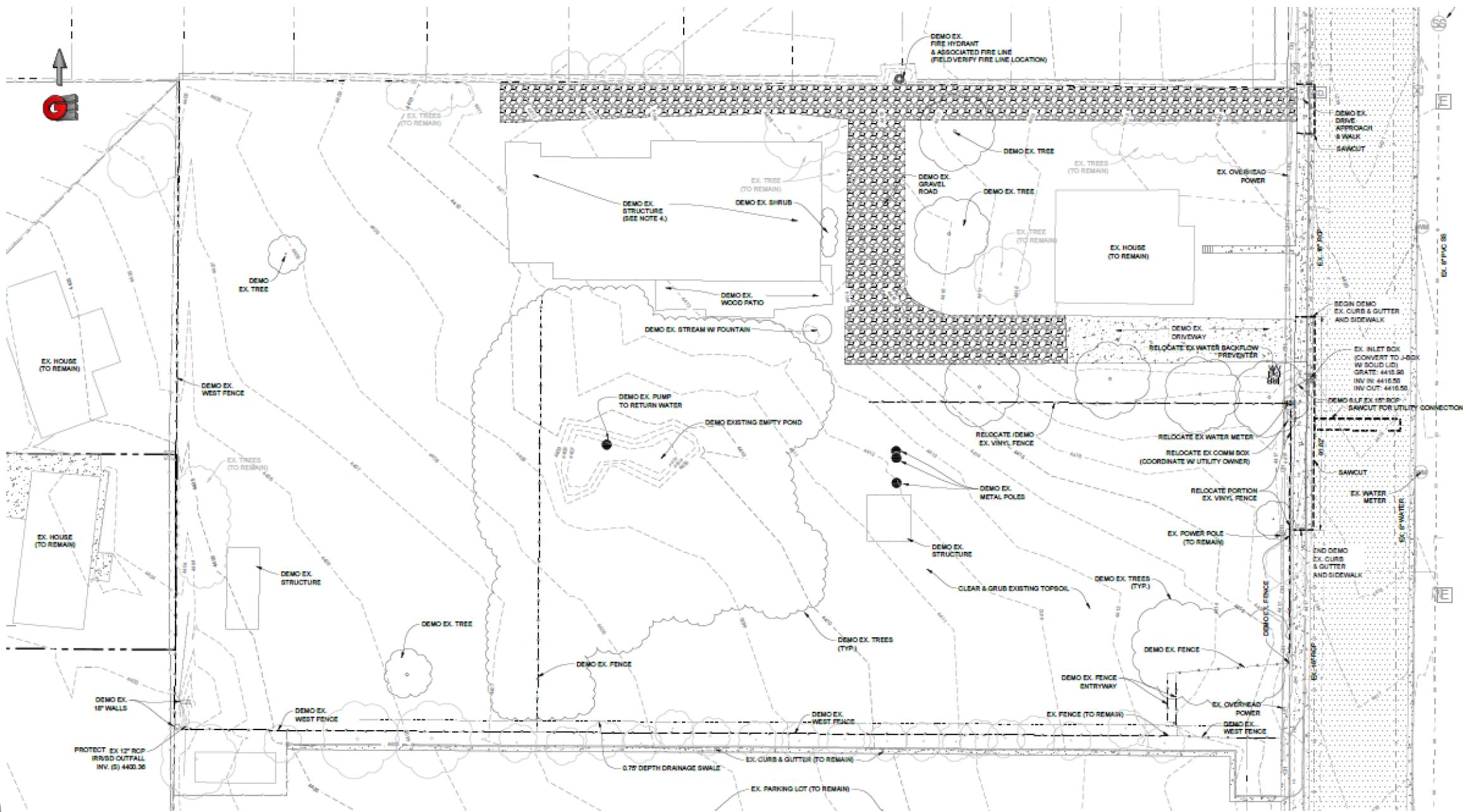
Aerial Image & Zoning



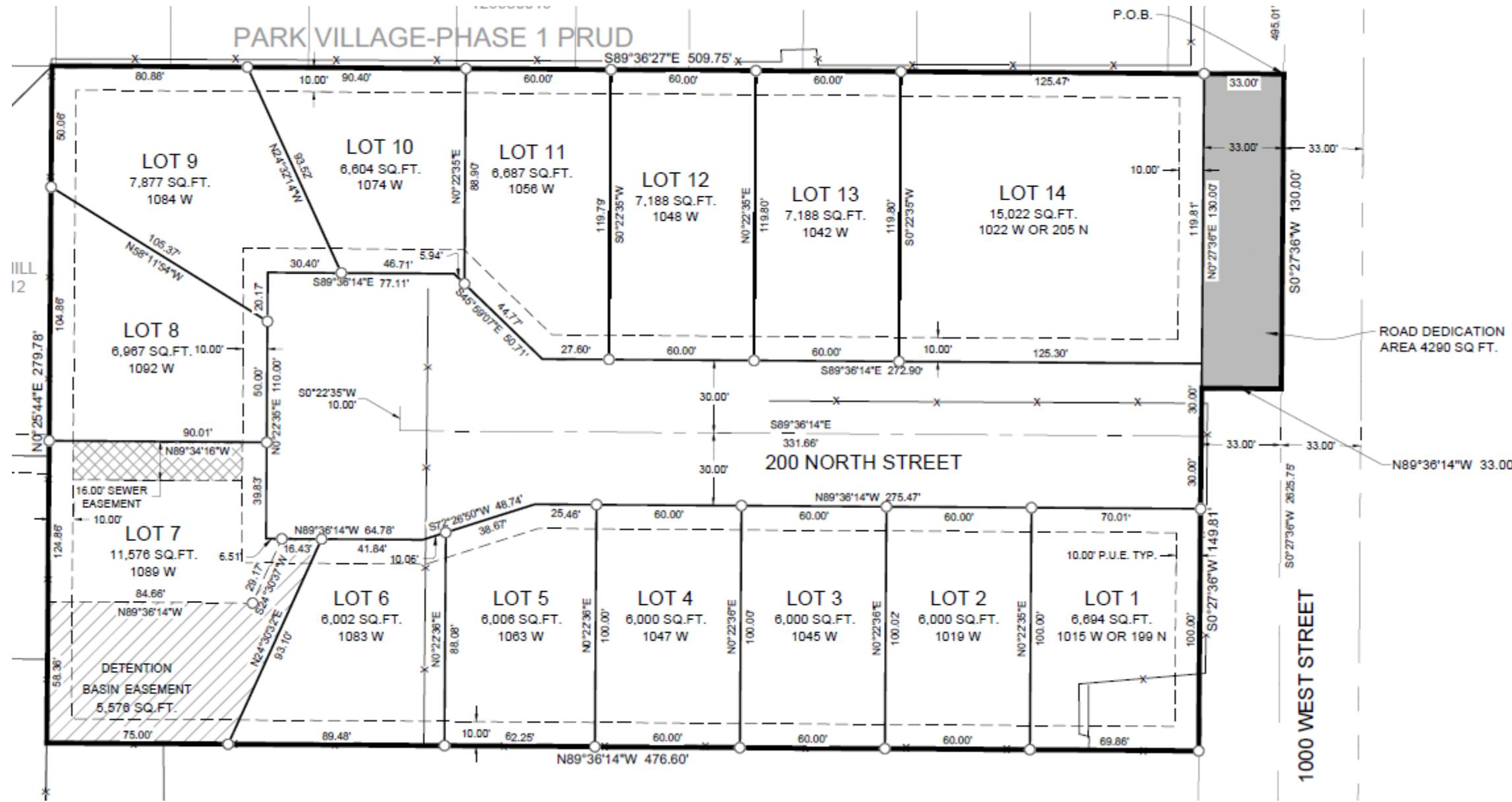
Google Drive-by (June 2019)



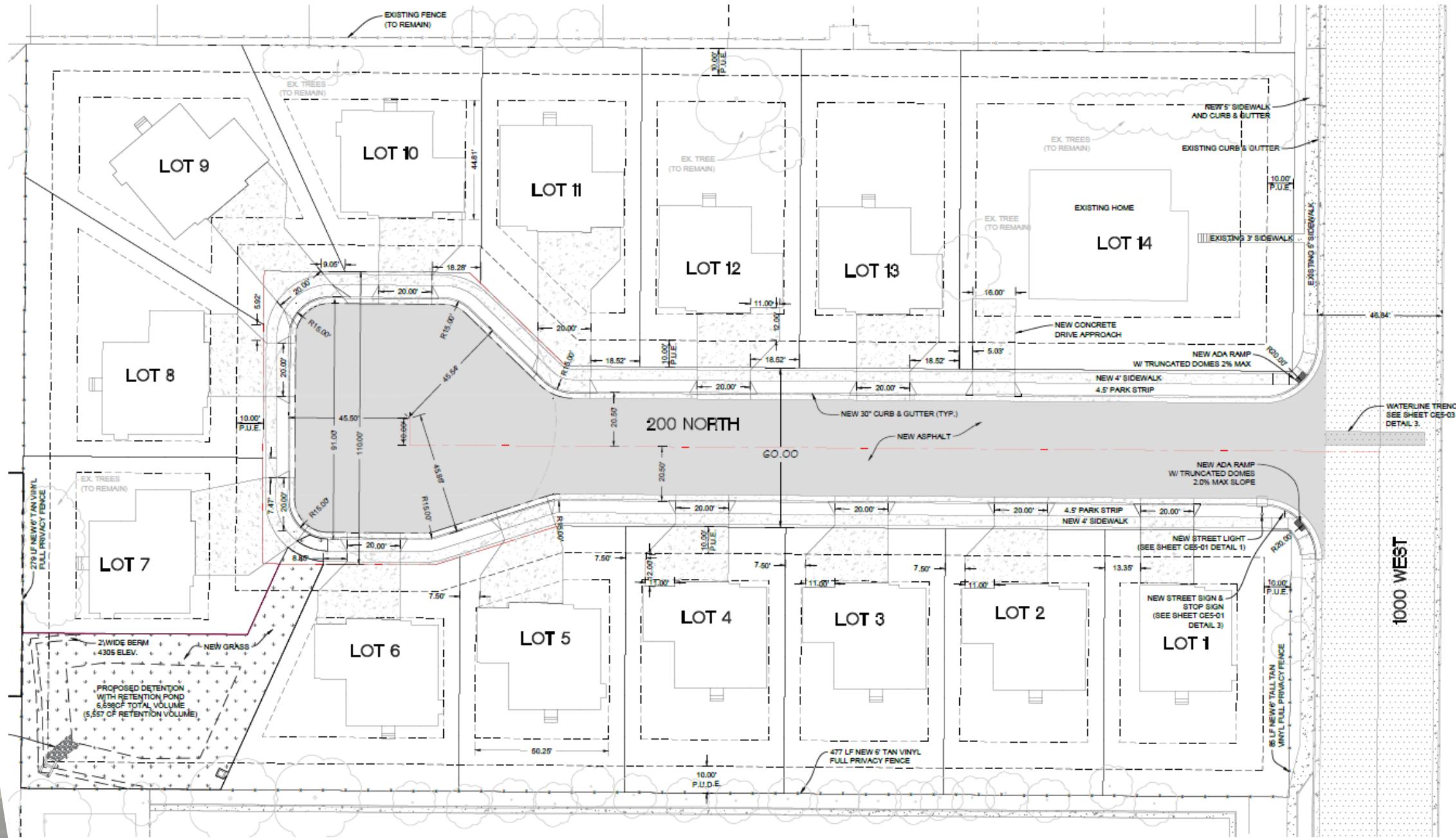
Existing Conditions & Demolition Plan



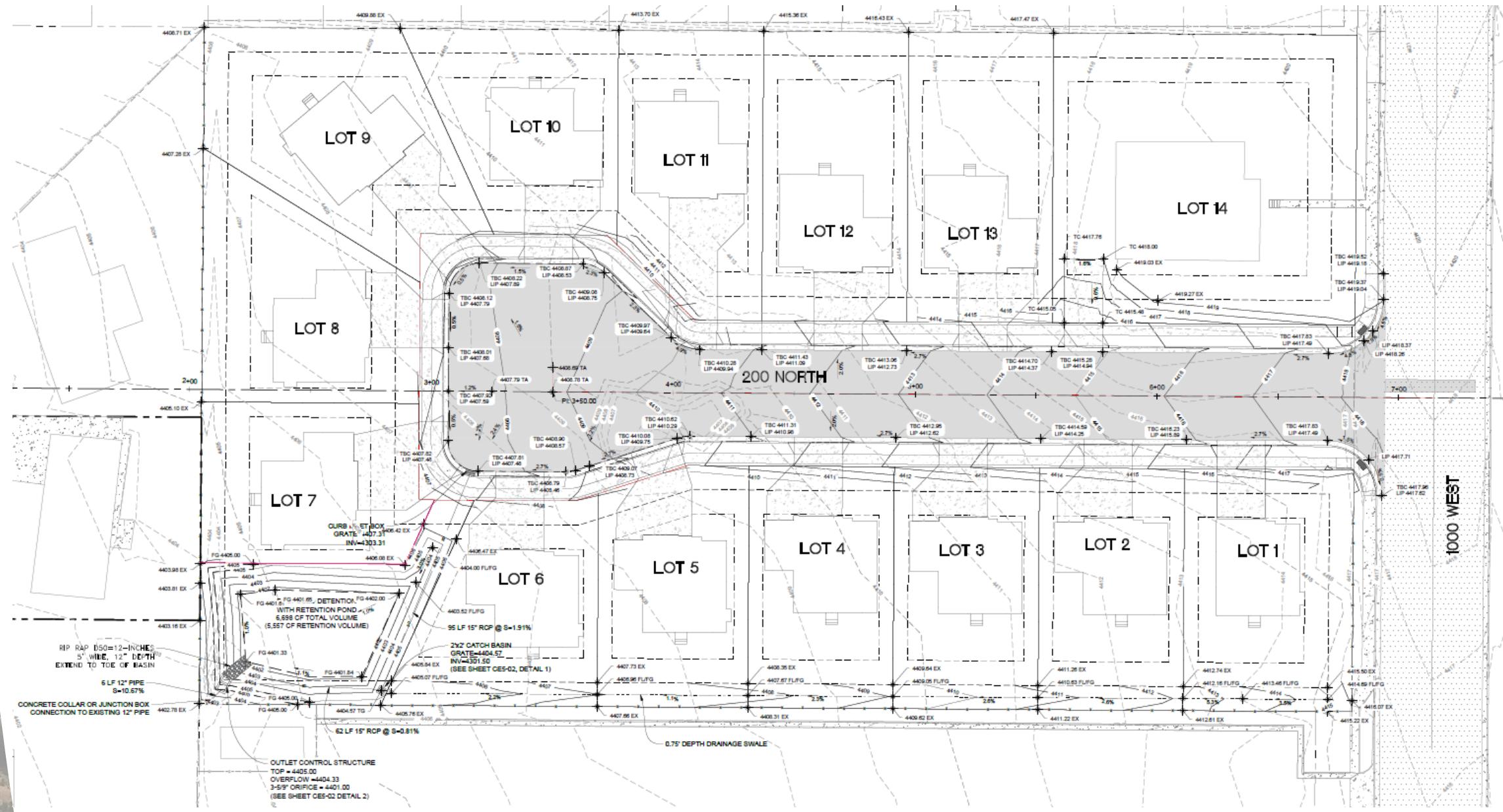
Subdivision Plat



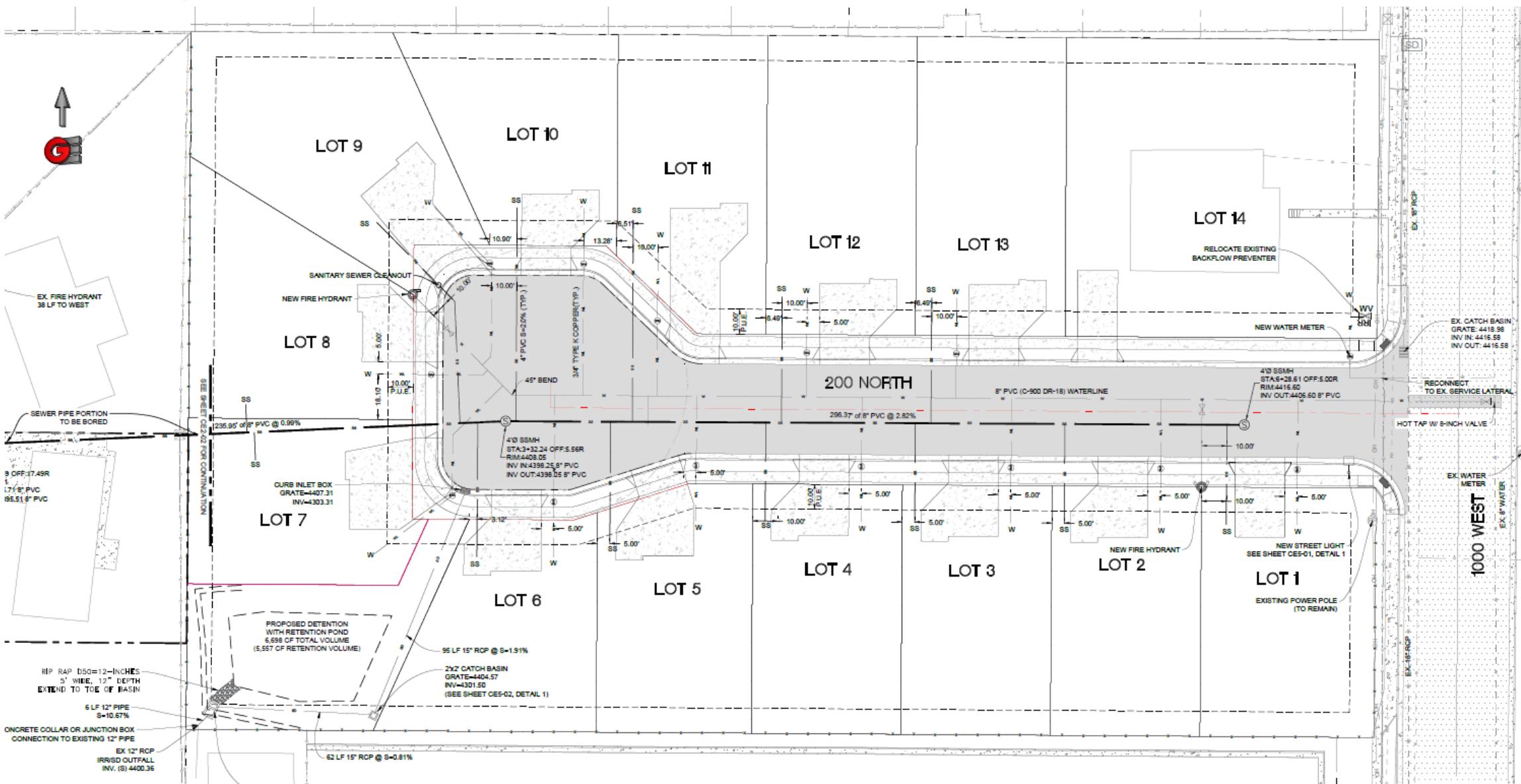
Site Plan



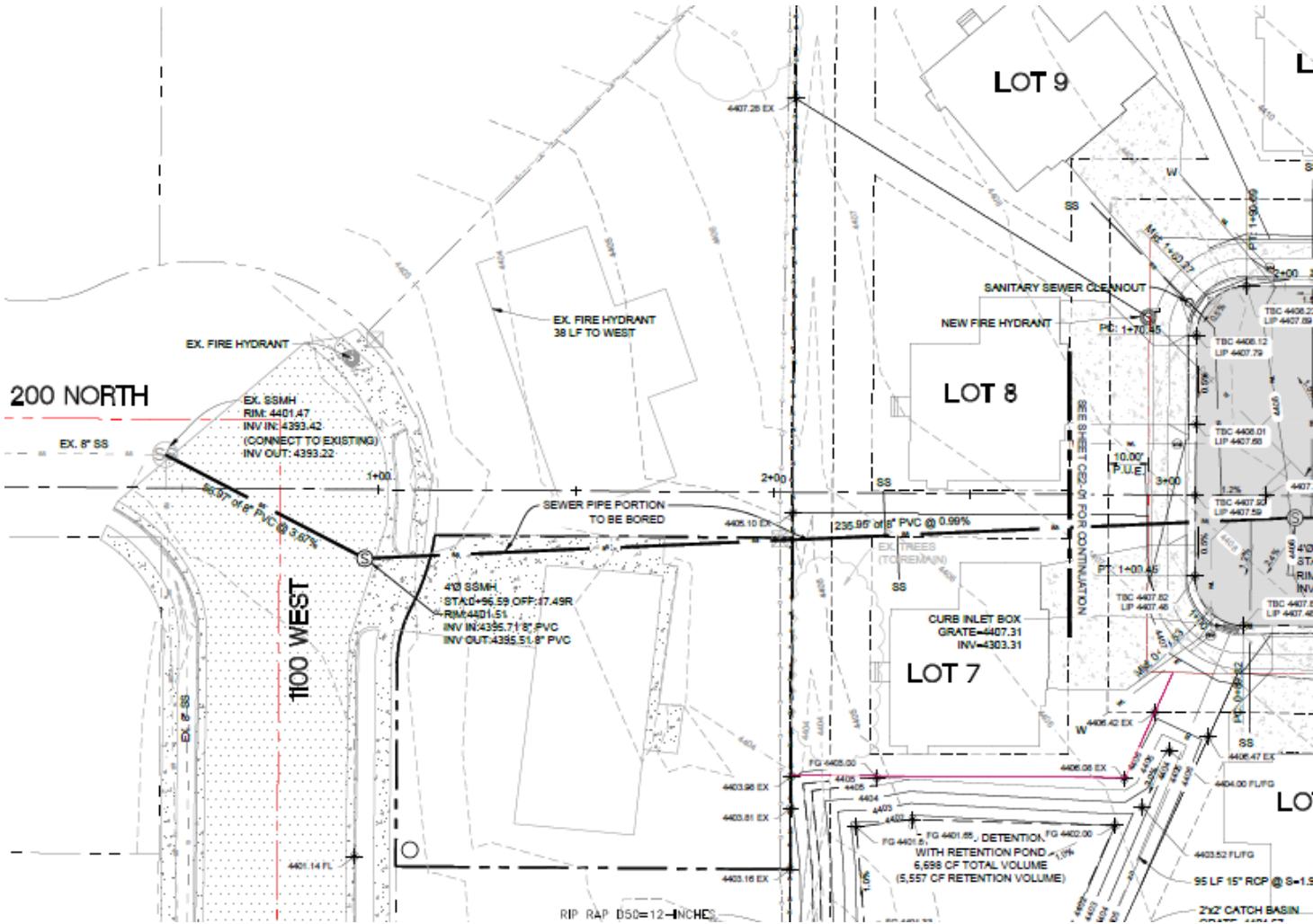
Grading Plan



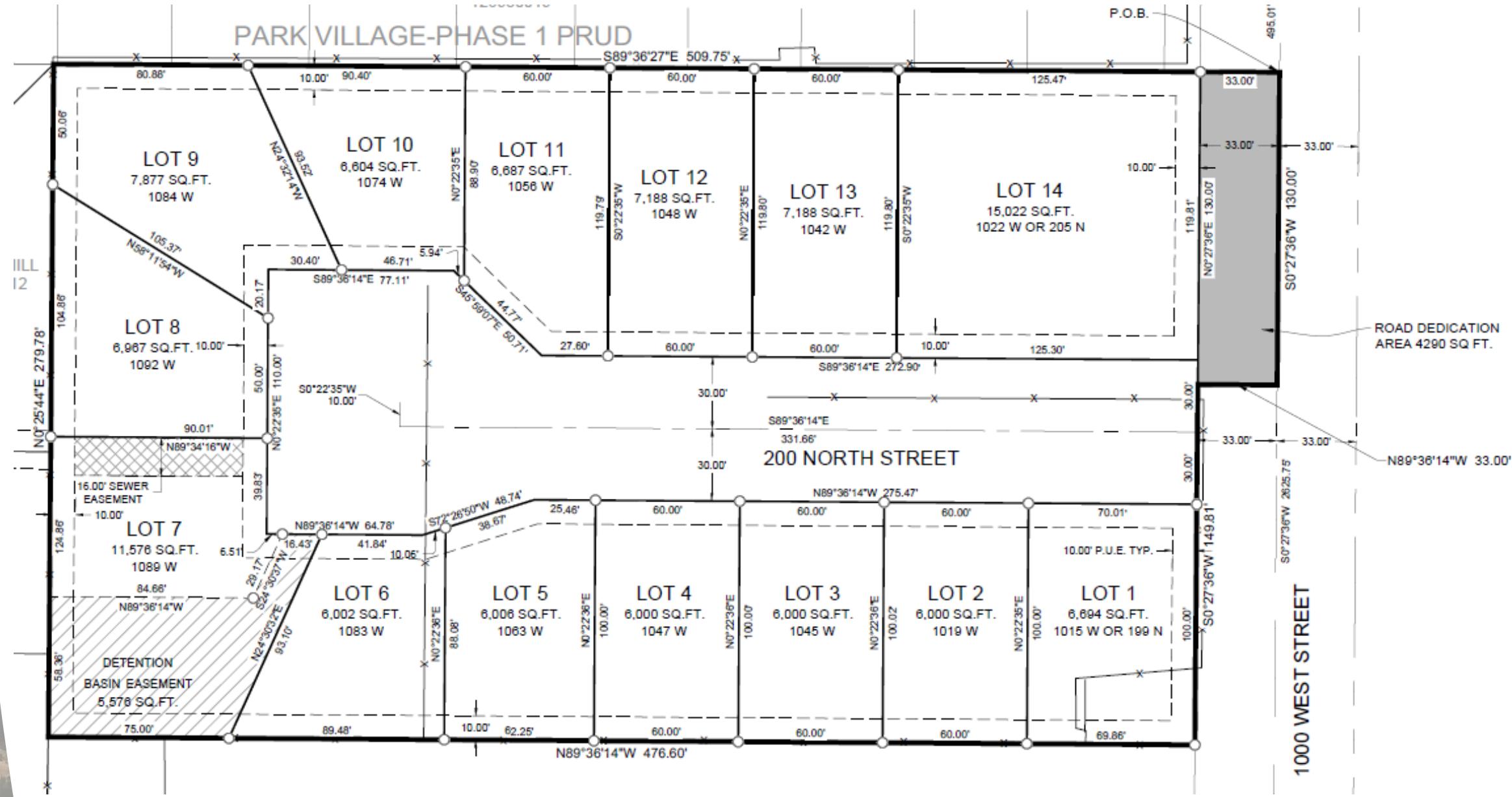
Utility Plan



Sewer Connection



Subdivision Plat



Planning Commission Recommendation

On May 5th, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision for the properties located at 245 North 1000 West (TIN: 12-024-0017 & 12-024-0018). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) Plans shall be revised to address Clearfield City Engineering requirements.
- 2) Plans shall be revised to address comments of the North Davis Fire District.
- 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 will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

*Engineering approval granted May 12th, 2021.



THE PINES SUBDIVISION

Final Subdivision Plat

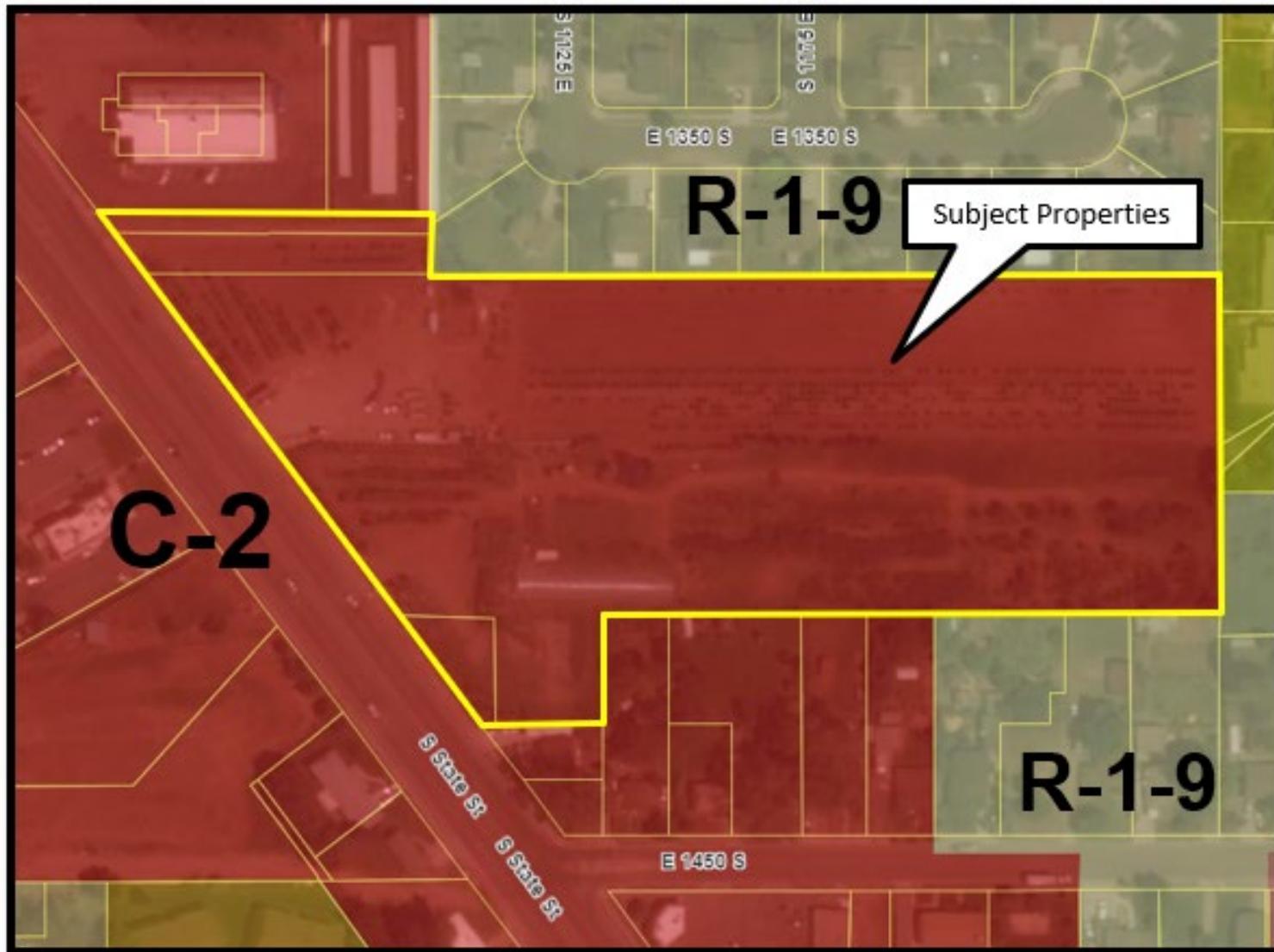
FSP 2021-040029



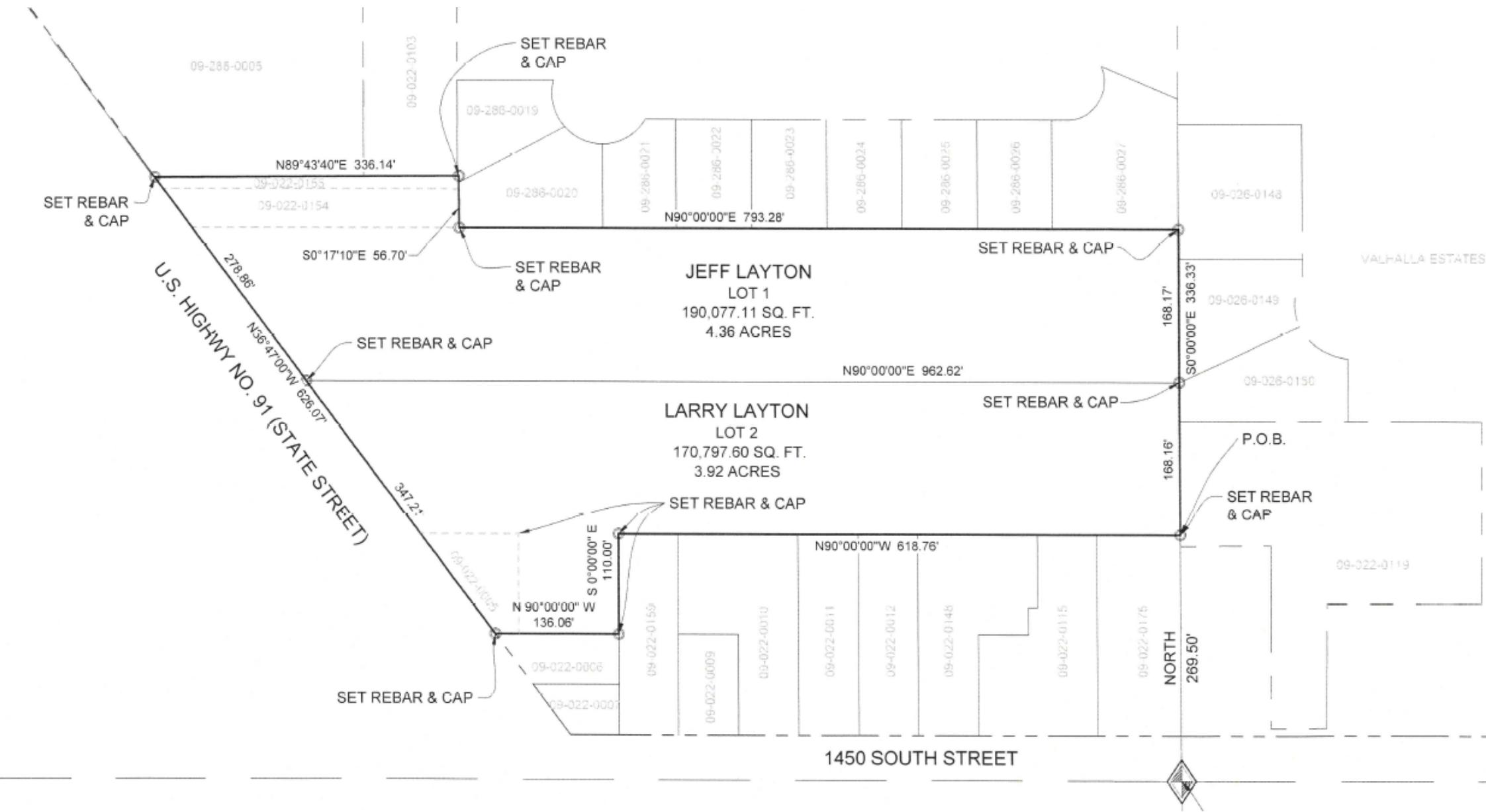
Background Information

- Location of Laytongoose.
- 2-lot commercial subdivision.
- Separation of ownership.

Aerial Image & Zoning



Subdivision Plat



Planning Commission Recommendation

On May 5th, 2021, the Planning Commission forwarded recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-040029**, a final subdivision plat request by Jeff & Larry Layton with Laytontscape, Inc. for a 2-lot single-commercial subdivision for the properties located at 1345 S. State Street (TIN: 09-022-0005, 09-022-0040, 09-022-0154, & 09-022-0155). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.
- 2) 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.