

# Clearfield City Council Policy Session

July 27<sup>th</sup>, 2021





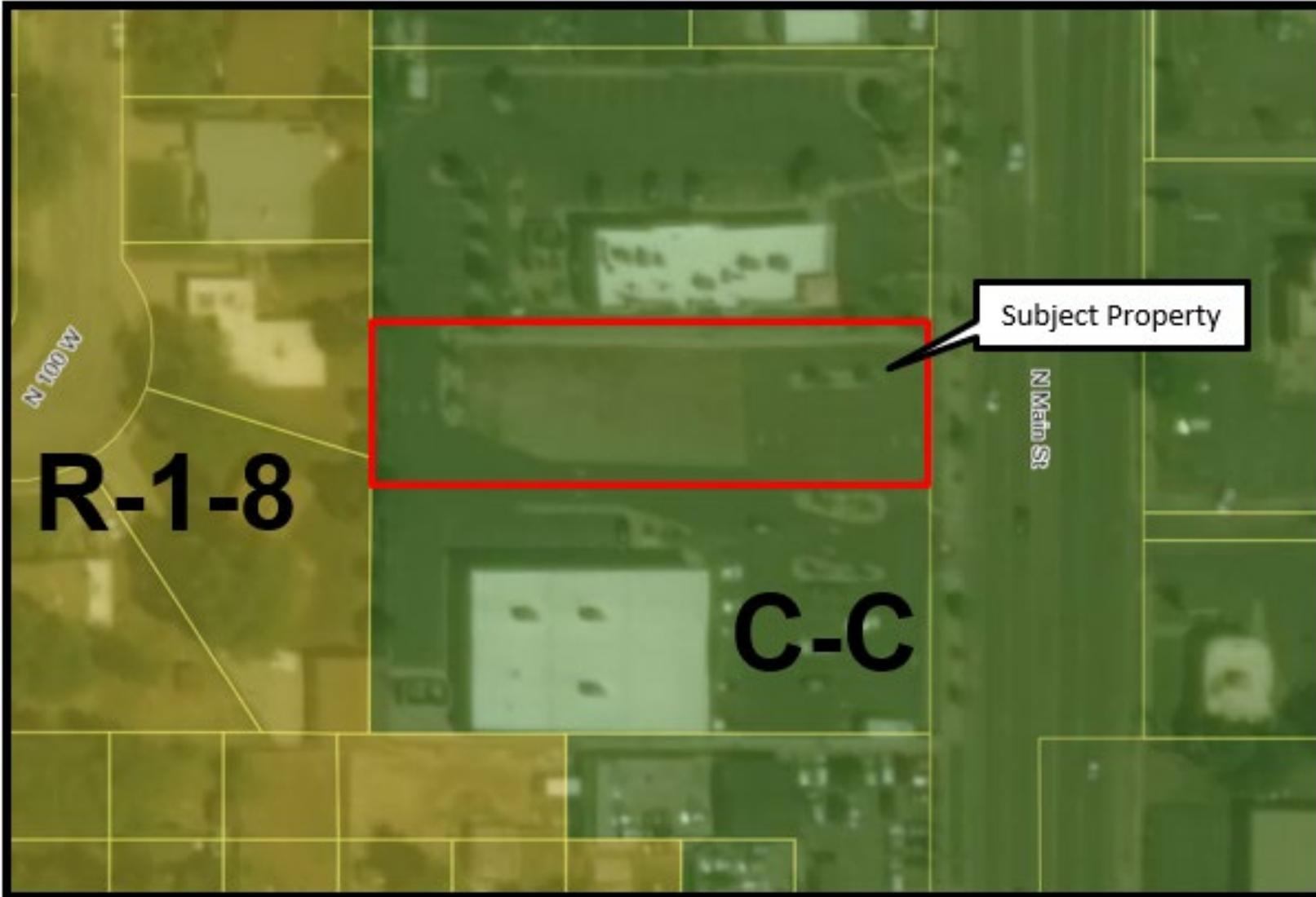
# JAVA ESPRESS Development Agreement

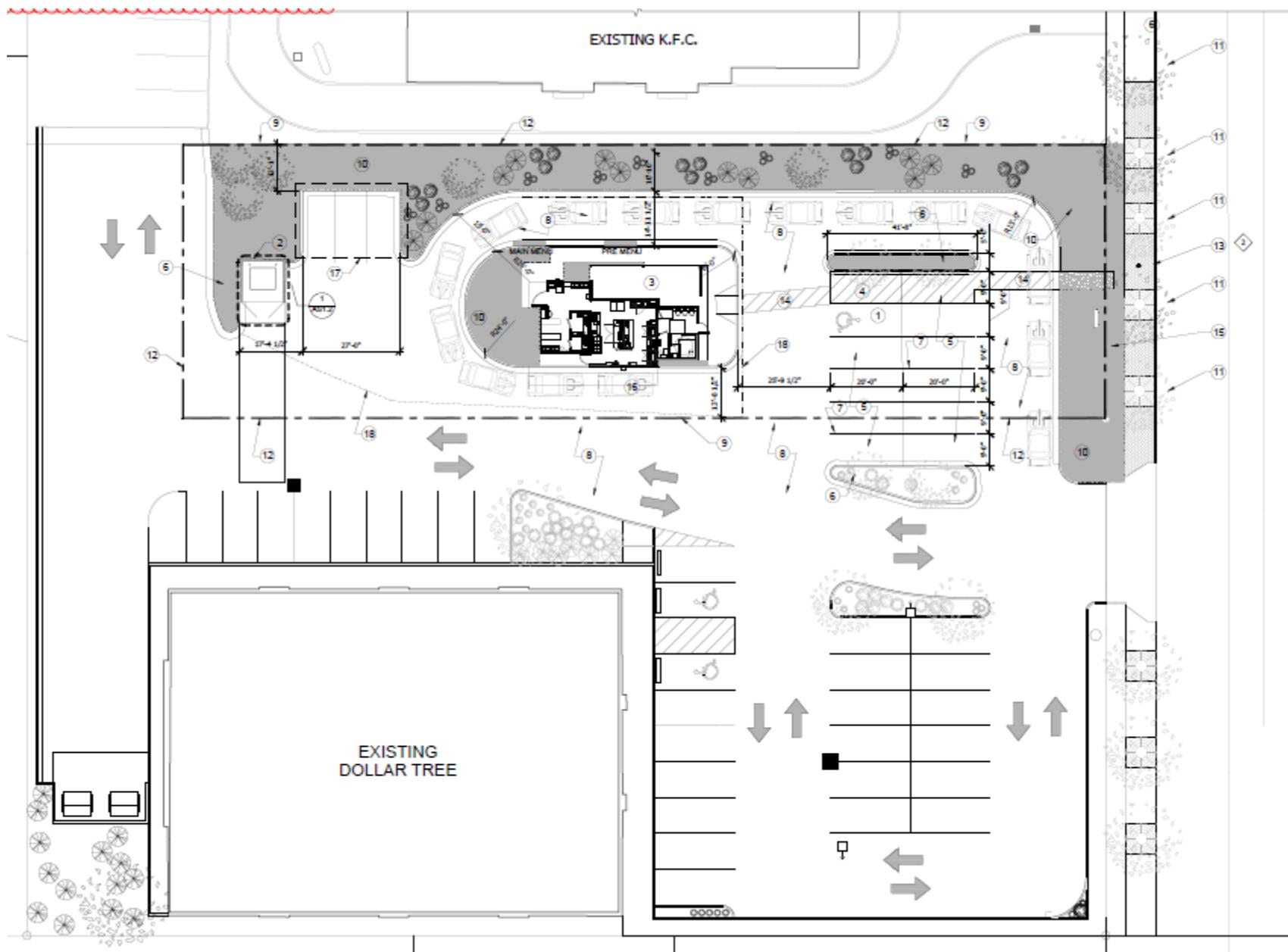


## Background Information

- Project granted site plan approval on January 6<sup>th</sup>, 2021.
  - Seven modifications granted with development agreement.
- Development agreement required for modifications to Downtown Clearfield Form-Based Code standards.
- Two additional modifications requested with proposed development agreement.
- Public Hearing is required due to amendments to code standards.

# Aerial Image & Zoning





**SITE PLAN**



# 1. Form-Based Code Modifications (Exhibit C)

- a. The existing four-foot (4') sidewalk and five and a half foot (5.5') street buffer may remain in place provided that the missing street trees be replaced with the correct type of street tree allowed by the Form-Based Code. The replacement street trees must be selected from the small or medium street tree list found on page 36 of the Form-Based Code.
- b. The building may be located at the proposed location depicted on Exhibit D, provided that the building design comply with the standards of the Form-Based Code.
- c. Parking may be located between the building and the street within the front yard area as shown on the submitted plans (Exhibit D).
- d. The building is allowed to occupy less than 50% of the front property line coverage due to the size and orientation on the property.
- e. The drive-through stacking lanes and the drive-through canopy are permitted in the proposed locations on the submitted plans (Exhibit D) and are not required to be located along the rear façade or within the rear yard of the building.
- f. The District Transition Buffer standards within the Form-Based Code may be waived in favor of the previously approved existing buffer along the west property line.
- g. The free-standing row of parking stalls within the front yard area may remain without a landscape median, as previously approved and installed.

## 2. Additional Modifications (Exhibit C)

- a. 4- Impervious surfaces: due to the restrictive covenants of the overall commercial development, the site is not able to comply with the maximum impervious coverage calculations of the form-based code.
- b. 14- Landscape island location: due to the restrictive covenants of the overall commercial development, the landscape island must remain as is and cannot be altered.

# Staff Recommendation/Conclusion

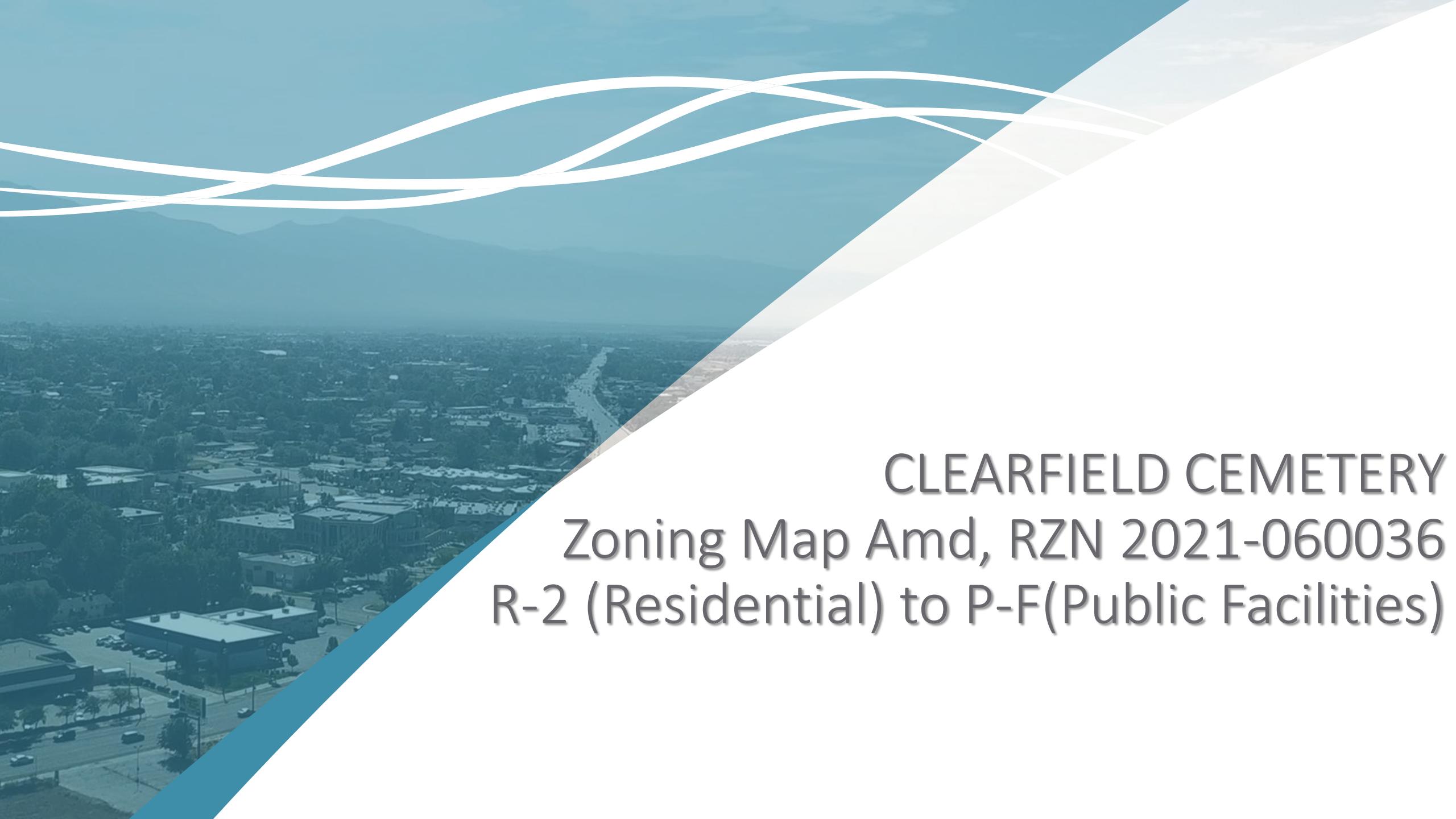
Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed development agreement based upon the following findings:

1. The proposed development agreement is consistent with the development standards and process of the Downtown Clearfield Form-Based Code.
2. The proposed development agreement complies with the standards for development agreements outlined in City Code.
3. Execution of the development agreement provides direction and regulatory guidance for the property owner and the City.

# Planning Commission Recommendation

On July 7<sup>th</sup>, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for the **Java Express Development Agreement**. The vote of approval was 7-1.





**CLEARFIELD CEMETERY**  
Zoning Map Amd, RZN 2021-060036  
R-2 (Residential) to P-F(Public Facilities)

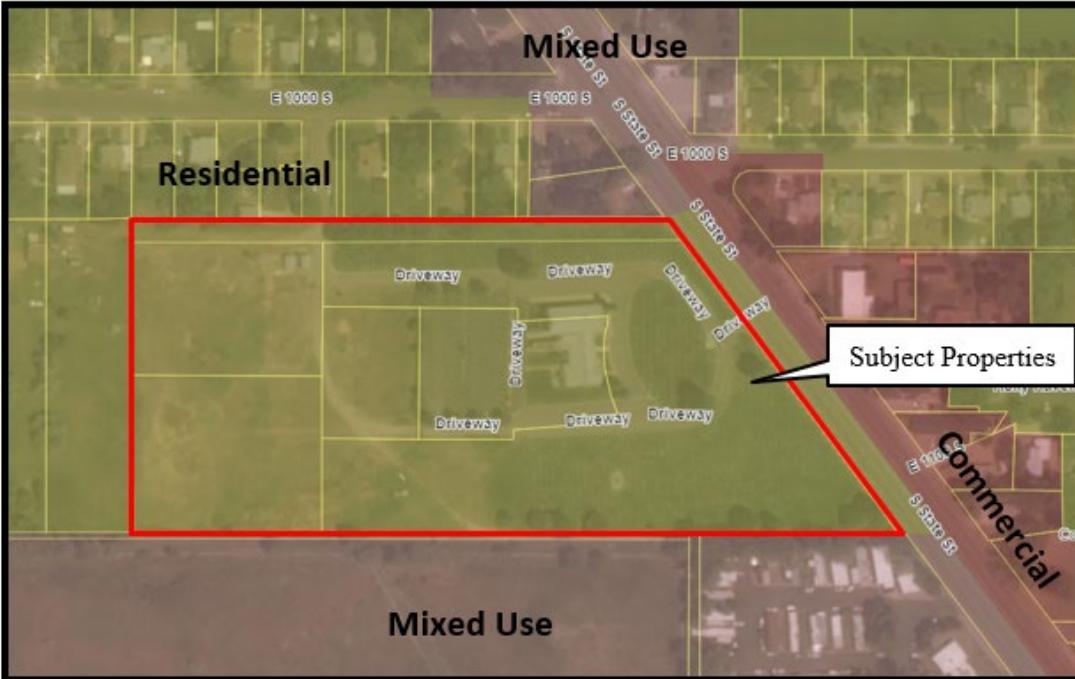


## Background Information

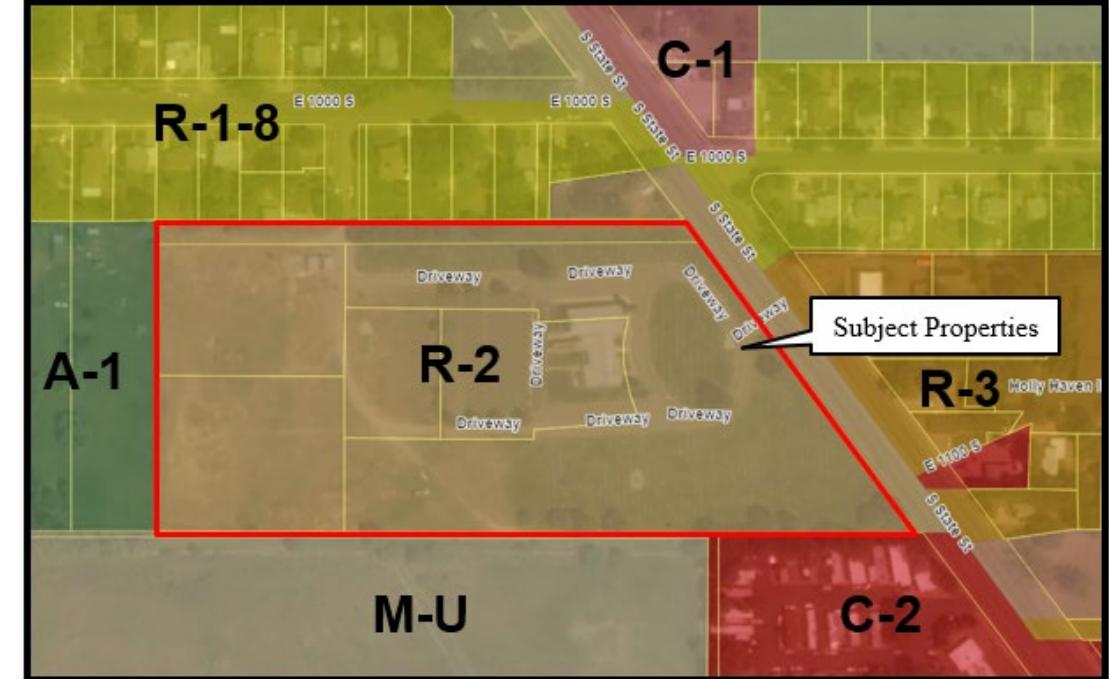
- City-owned and Lindquist Inc. owned properties.
- The existing mortuary and crematory are non-conforming uses. Would be conforming uses in the P-F Zone.
- Plans to expand cemetery to the west and provide improvements to the cemetery.
- Total project area of 8.273 acres.

# General Plan & Zoning Map

GENERAL PLAN



CURRENT ZONING



# Staff Recommendation/Conclusion

Based on the analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based on the analysis of the staff report and 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. Development of this property with residential uses is inconsistent with the current and future use of the properties for the cemetery.
3. Preservation of open spaces and the cemetery land is vital for current and future residents.

# Planning Commission Recommendation

On July 7<sup>th</sup>, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **RZN 2021-060036**. The vote was unanimous.





# LANDSCAPING STANDARDS

## Zoning Text Amendment, ZTA 2021-060037



## Background Information

- Proposed standards to address landscaping for industrially zoned properties.
- Some additional minor changes to bonding and exemptions to single-family dwellings.
- Water conservation and efficiency in landscaping.
- Clear language in ordinance.
- Additional language to address frontages added to proposal following the July 20<sup>th</sup>, 2021 City Council Work Session discussion.

# 1. Manufacturing Zone (M-1) Percentage Change

## **ARTICLE D. MANUFACTURING ZONE (M-1)**

### **11-11D-11: OTHER REQUIREMENTS:**

A. Landscaping And Open Space: A minimum of five percent (5%) ~~ten percent (10%)~~ of the total lot or parcel area shall be provided as landscaped open space. All yard areas between street frontages and buildings, parking areas, or storage areas which are not used for vehicular or pedestrian access shall be landscaped with a minimum buffer landscaping depth of ten feet (10'). All landscaping shall comply with the provisions of chapter 13 of this title.

## 2. Landscaping Standards for Industrial Properties

### **11-13-23: LANDSCAPING STANDARDS AND REQUIREMENTS:**

#### A. Landscaping Standards:

1. All open space required by this title shall be landscaped with a minimum of one tree for every five hundred (500) square feet of landscaped area. For industrially zoned properties, a minimum of one tree for every one thousand (1,000) square feet of landscaped area is required. All new deciduous trees required by this title shall have a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. All new evergreen trees required by this title shall have a minimum size of six feet (6') in height. All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the city arborist or designee.
2. All open space required by this title shall be landscaped with a minimum of one shrub for every three hundred (300) square feet of landscaped area. For industrially zoned properties, a minimum of one shrub for every six hundred (600) square feet of landscaped area is required. All new shrubs required by this title shall be a minimum of one-gallon containerized stock plant that will attain a height of at least two feet (2').

# 3 Bonding for Landscaping

## **11-13-23: LANDSCAPING STANDARDS AND REQUIREMENTS:**

C. Bond/~~Escrow~~ Required: In cases of inclement weather and in order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city ~~recorder~~ or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the city engineer and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation, as determined by the City, of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.

# 4. Exemption for Single-Family Dwellings

## **11-13-23: LANDSCAPING STANDARDS AND REQUIREMENTS:**

H. Exempt: Except as otherwise specified, subsections C, D, E, and F of this section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings. Single-family dwellings shall comply with all other applicable landscaping standards specified herein.

# 5. Off-Street Parking and Loading; Interior Parking Lot Landscaping & Perimeter Parking Lot Landscaping

## **11-14-7: OFF STREET PARKING AND LOADING:**

### ***F. Interior Parking Lot Landscaping: ~~Parking Lot Islands: Landscaped parking lot islands shall be provided as follows:~~***

1. *On doubled rows of parking stalls, there shall be a forty-foot (40') long by nine ~~five~~-foot (9') wide landscaped island on each end of the rows, plus a forty foot (40') long by nine ~~five~~ foot (95') wide landscaped island to be placed at a minimum of every twelve (12) parking stalls. Each island on doubled parking rows shall include a minimum of two (2) deciduous trees, having a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. Other landscaping installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscape islands. (Ord. 2009-41, 11-24-2009)*
2. *On single rows of parking there shall be a twenty-foot (20') long by nine ~~five~~-foot (95') wide landscaped island a minimum of every twelve (12) stalls. In situations where the parking stall allows a portion of the vehicle to extend over landscaping ("nose over landscaping"), the island planter may be allowed to be no less than eighteen feet (18') in length. Islands on a single parking row shall have a minimum of one deciduous tree having a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. Other landscaping installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscaped islands. (Ord. 2015-19, 12-8-2015)*
3. *Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty-eight (48) parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site. (Ord. 2009-41, 11-24-2009)*
4. *Interior parking lot islands are not required for industrial properties in order to facilitate traffic flow for large vehicles and proper snow removal.*



## G. Perimeter Parking Lot Landscaping:

1. 4. Landscaping shall be required around the perimeter of parking areas. Landscaped areas adjacent to street frontages shall be a minimum of ten feet (10') in width. Landscaped areas adjacent to parcels that have the same land use shall be a minimum of six feet (6') wide. ~~A fence, landscaping screen, or berm is required around the perimeter of the parking area to mitigate escape of light from headlights and other lighting on surrounding property.~~
2. On single rows of parking along the perimeter of a parking lot, there shall be a twenty-foot (20') long by nine five-foot (95') wide landscaped island a minimum of every twelve (12) stalls. In situations where the parking stall allows a portion of the vehicle to extend over landscaping ("nose over landscaping"), the island planter may be allowed to be no less than eighteen feet (18') in length. Islands on a single parking row shall have a minimum of one deciduous tree having a minimum trunk size of two inches (2") in caliper measured eight inches (8") above the soil line. Other landscaping installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscaped islands.

# Staff Recommendation/Conclusion

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** for **ZTA 2021-060037** to the City Council, for the proposed zoning text amendments to landscaping standards found in Sections 11-11D-11A, 11-13-23 A1, A2, & C, and 11-14-7 F & G of the Clearfield Municipal Code.

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

1. Clearfield City landscaping standards should be continually evaluated to address local needs and those of the regional environment.
2. The proposed changes encourage high quality landscaping design, beautification, and efficient use of industrial properties.
3. The proposed changes provide for more effective enforcement of landscaping standards.
4. The proposed changes provide a good starting point for the evaluation of the City's landscaping standards for water wise and efficient landscapes.

# Planning Commission Recommendation

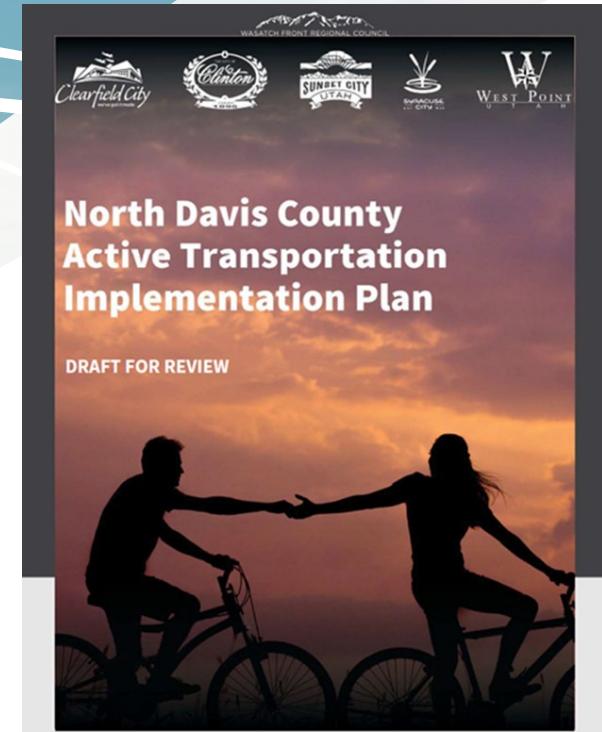
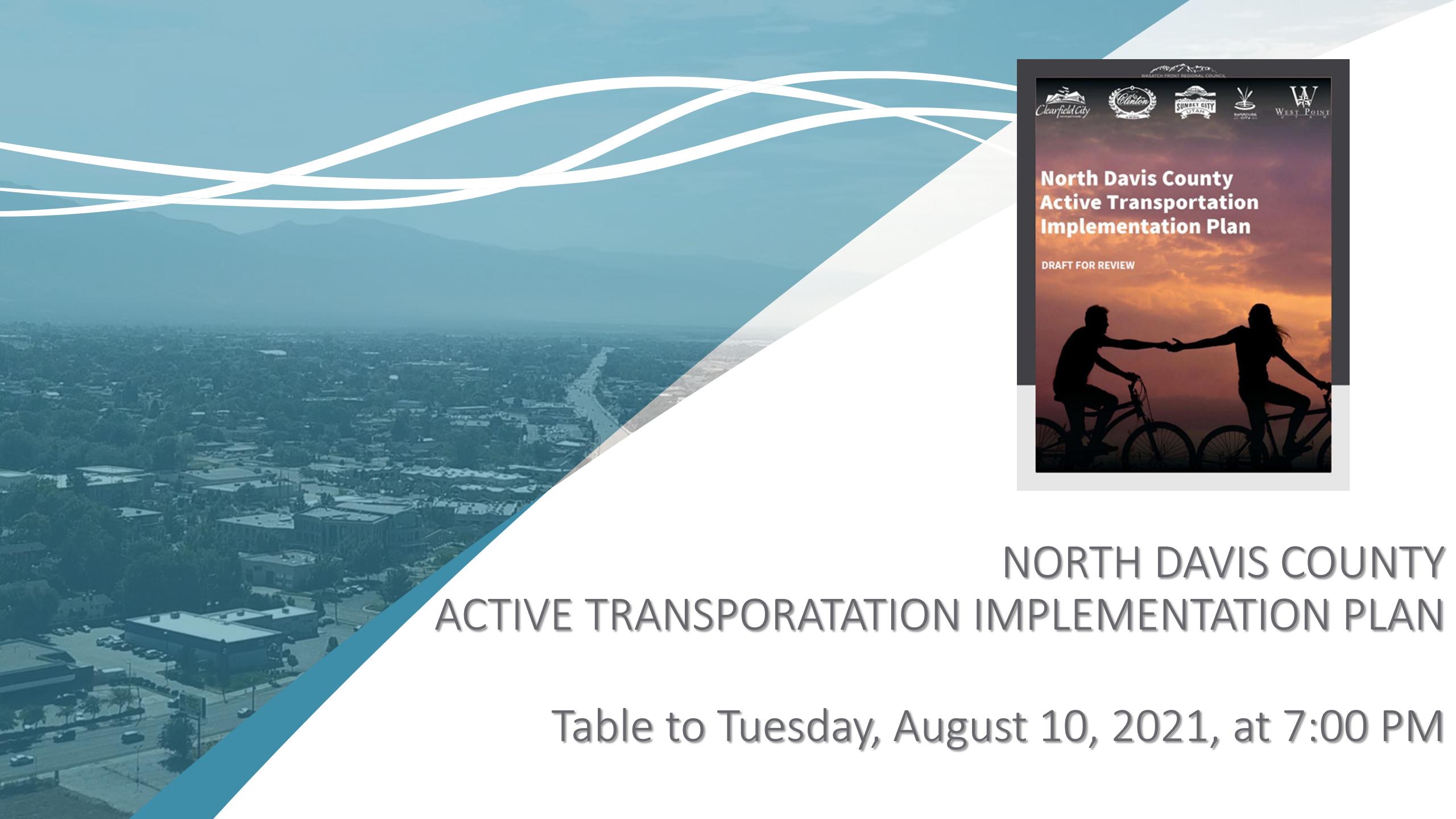
On July 7<sup>th</sup>, 2021, the Planning Commission forwarded a recommendation of **APPROVAL** to the Clearfield City Council for **ZTA 2021-060037**. The vote of approval was 6-2.





# WILCOX FARMS SUBDIVISION DEVELOPMENT AGREEMENT

Cancellation of Public Hearing  
to be rescheduled at a later date.



# NORTH DAVIS COUNTY ACTIVE TRANSPORTATION IMPLEMENTATION PLAN

Table to Tuesday, August 10, 2021, at 7:00 PM