

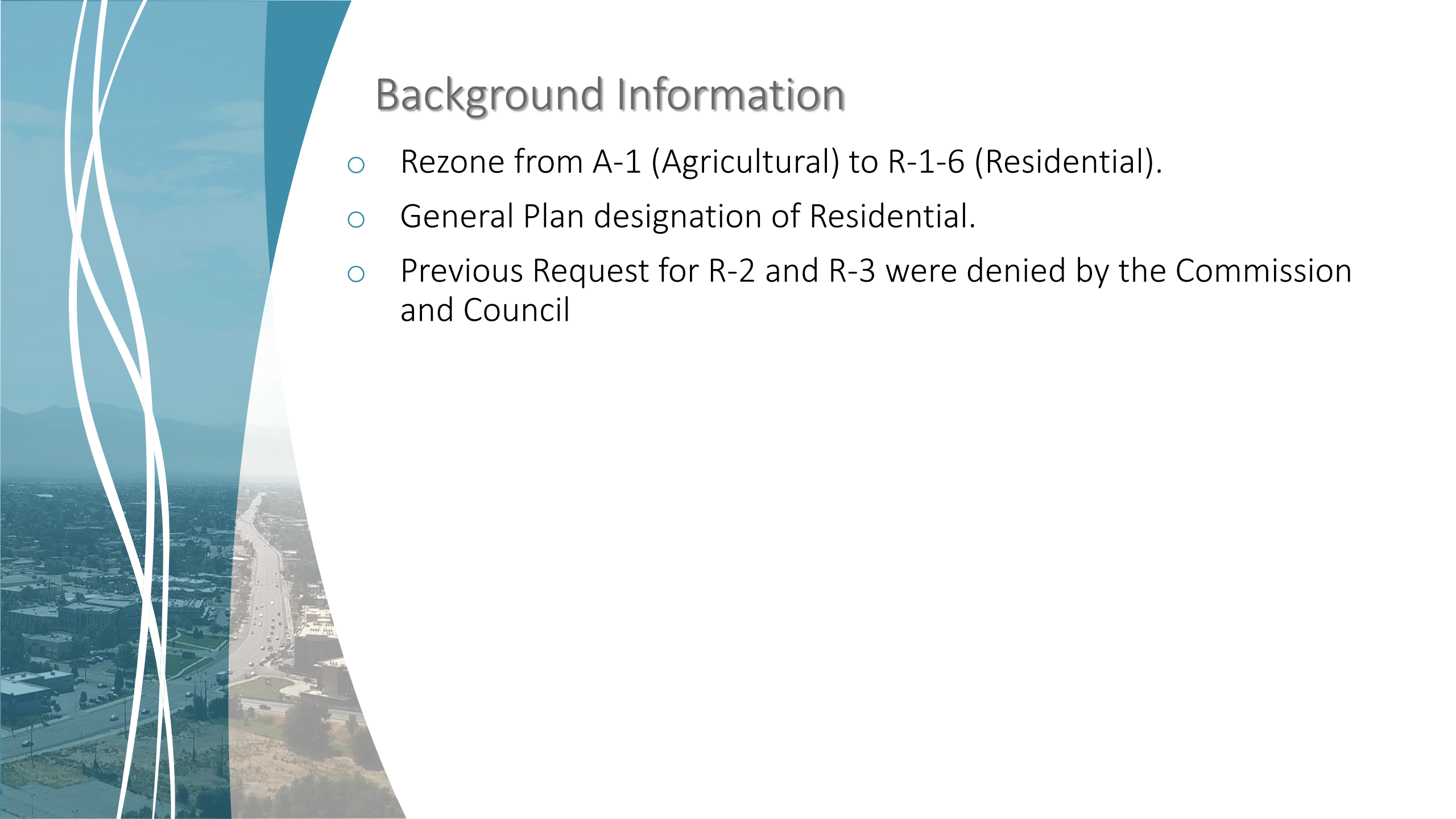
Clearfield City Planning Commission

September 7th, 2021





951 WEST 300 NORTH
RZN 2021-070038
A-1 (Agricultural) to R-1-6 (Residential)

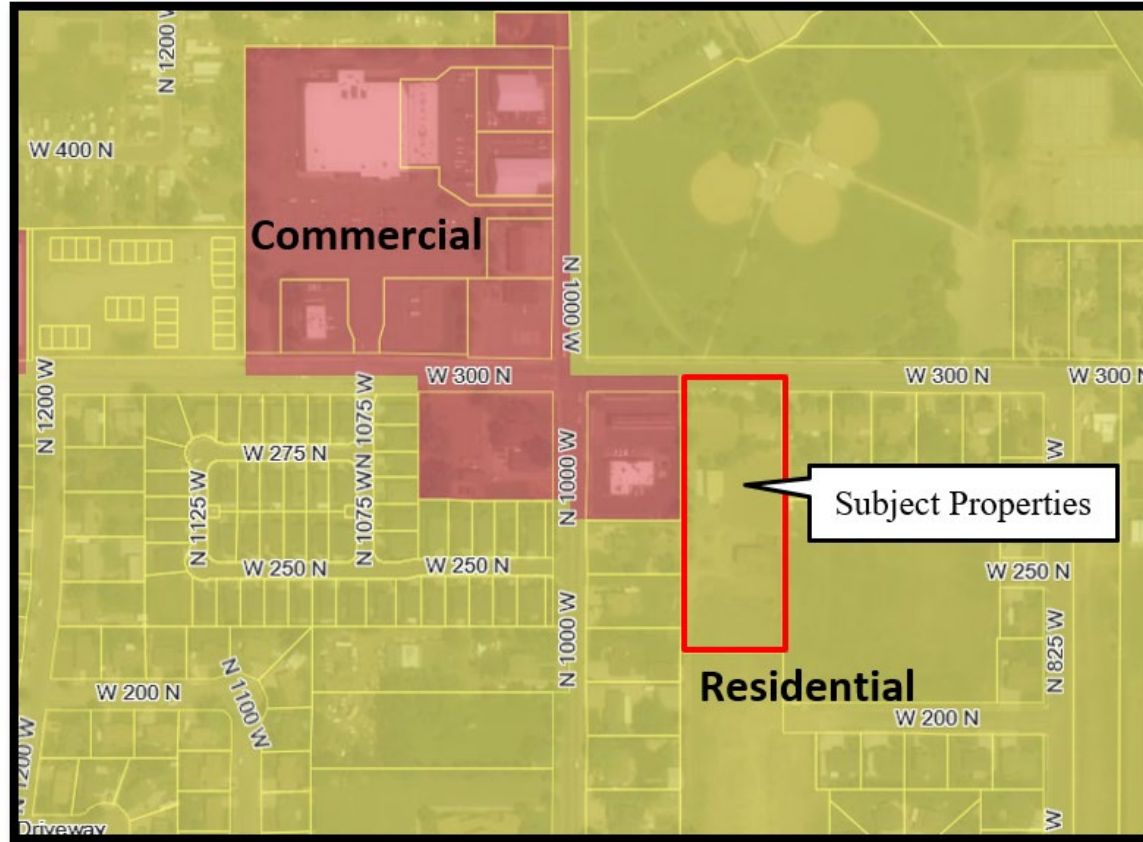


Background Information

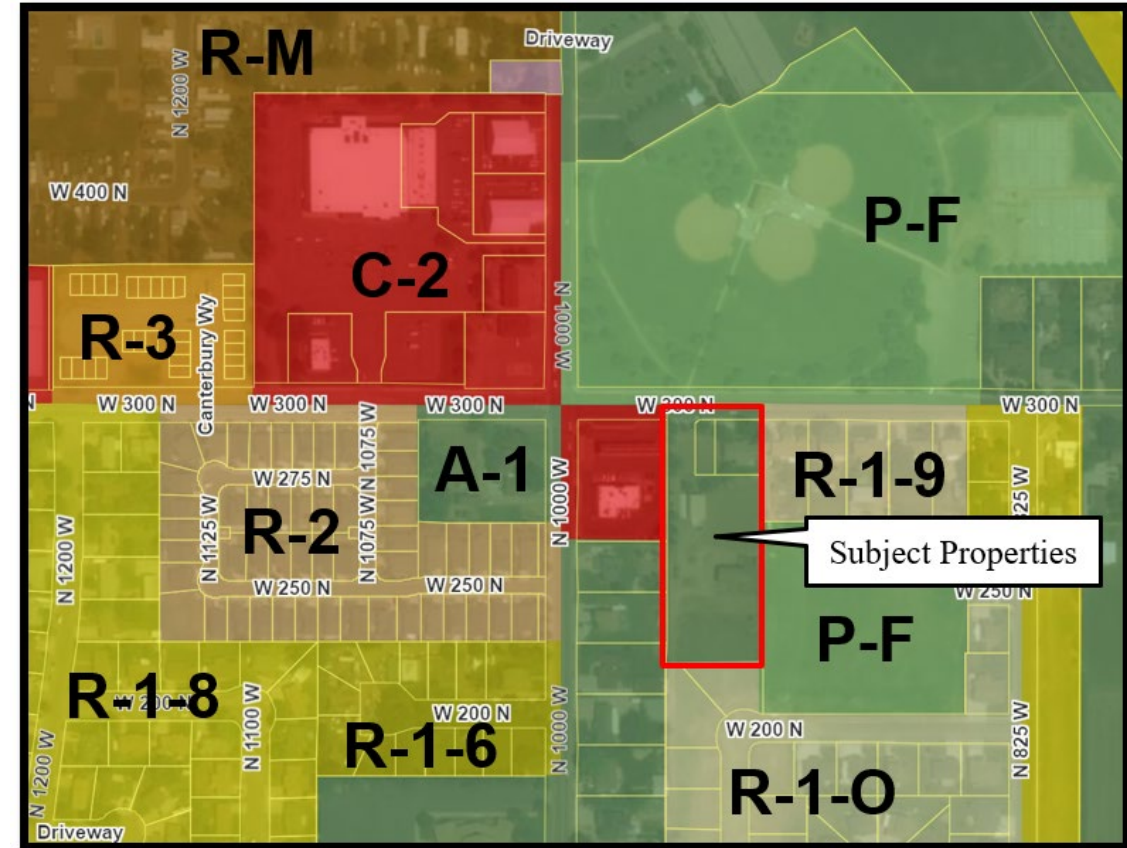
- Rezone from A-1 (Agricultural) to R-1-6 (Residential).
- General Plan designation of Residential.
- Previous Request for R-2 and R-3 were denied by the Commission and Council

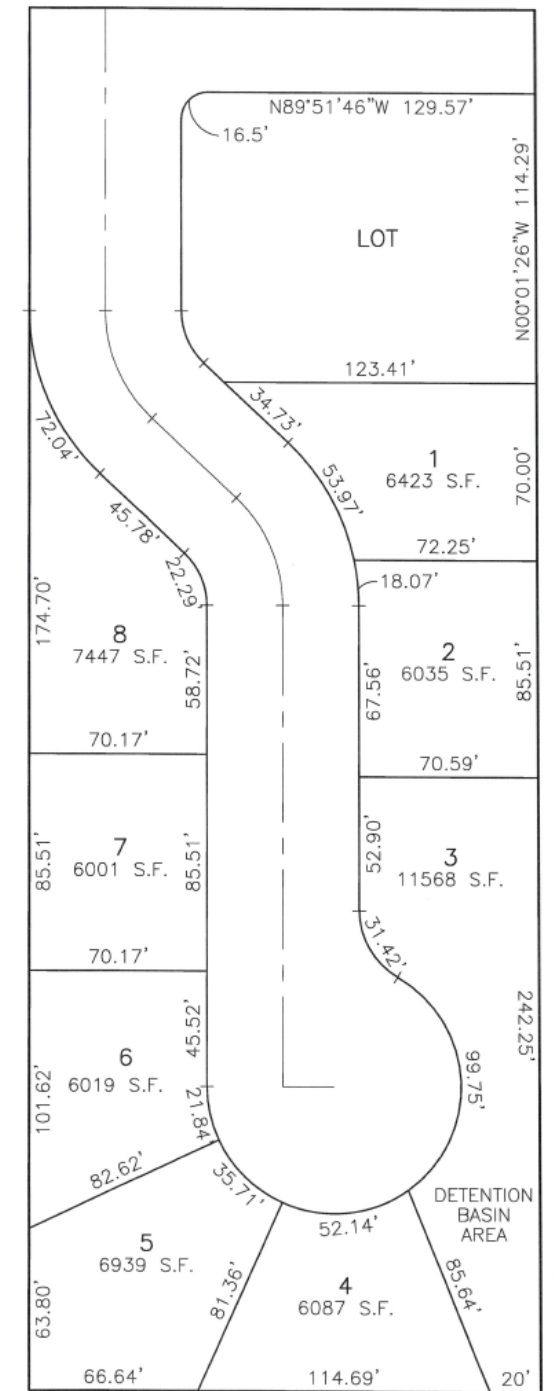
Aerial Imagery

GENERAL PLAN



CURRENT ZONING





Findings and Conclusion

Based upon 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 upon the analysis of the staff report and the following findings:

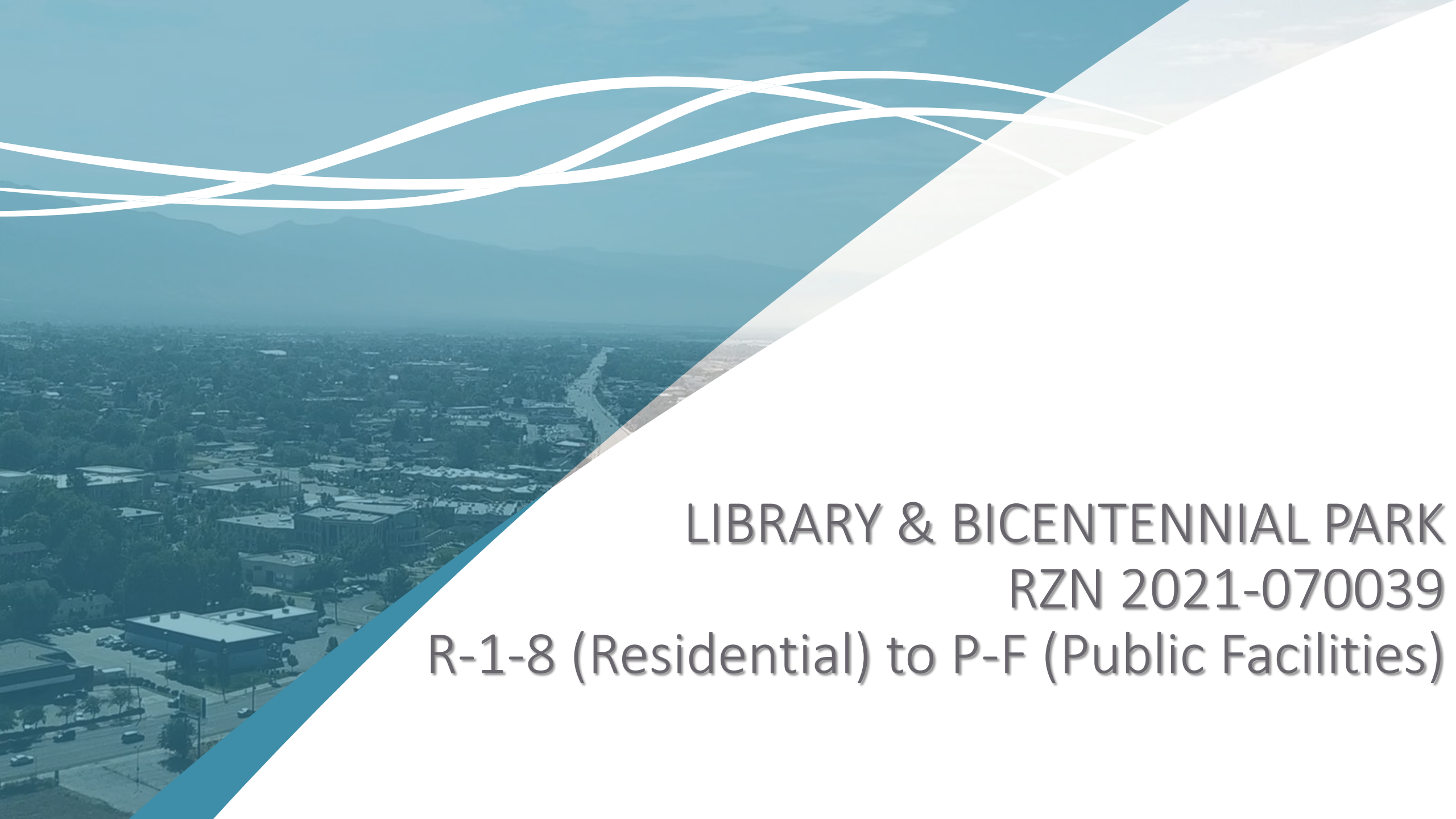
1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment is necessary to encourage the highest and best use of the land.

Recommendation

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Recommend approval of RZN 2021-070038**, to the Clearfield City Council, a zoning map amendment by Castle Creek Homes to rezone the properties located at 951 West 300 North (TIN: 12-019-0131, 12-019-0133, & 12-019-0124) from A-1 (Agricultural) to R-1-6 (Residential).
2. **Recommend denial of RZN 2021-070038**, to the Clearfield City Council, a zoning map amendment by Castle Creek Homes to rezone the properties located at 951 West 300 North (TIN: 12-019-0131, 12-019-0133, & 12-019-0124) from A-1 (Agricultural) to R-1-6 (Residential).
3. **Table RZN 2021-070038** to request additional time to consider the request.





LIBRARY & BICENTENNIAL PARK
RZN 2021-070039
R-1-8 (Residential) to P-F (Public Facilities)



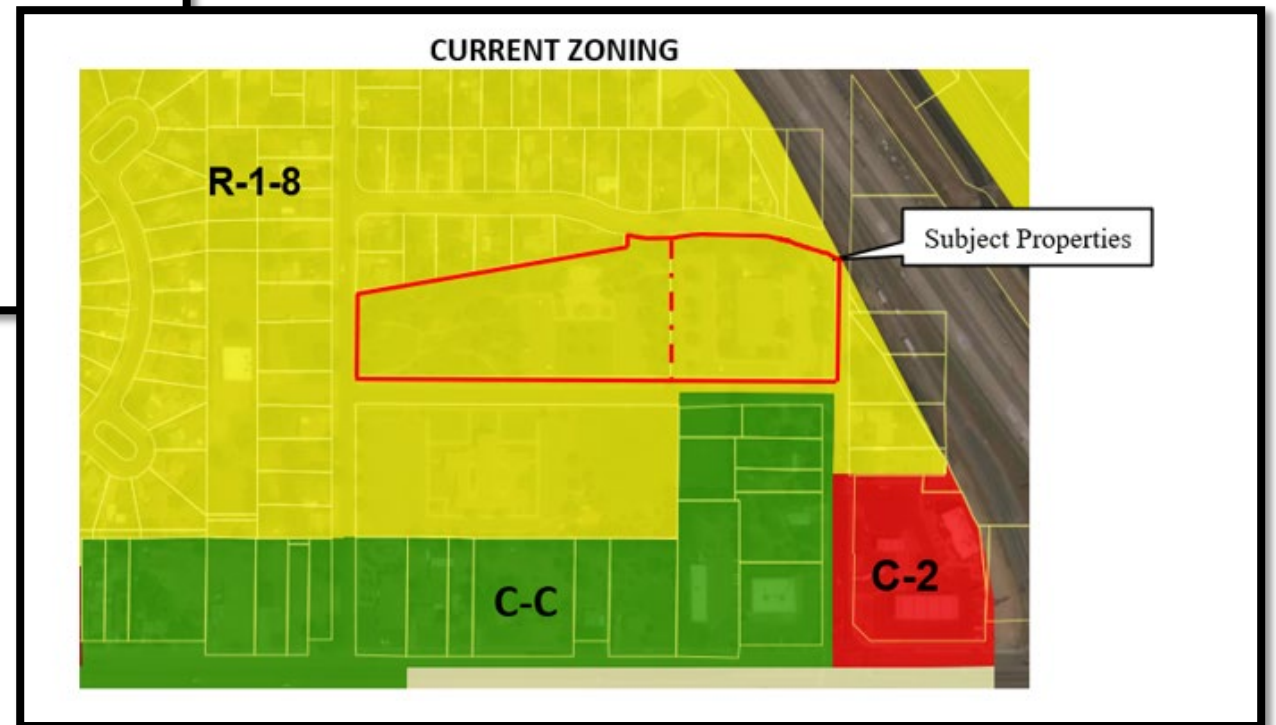
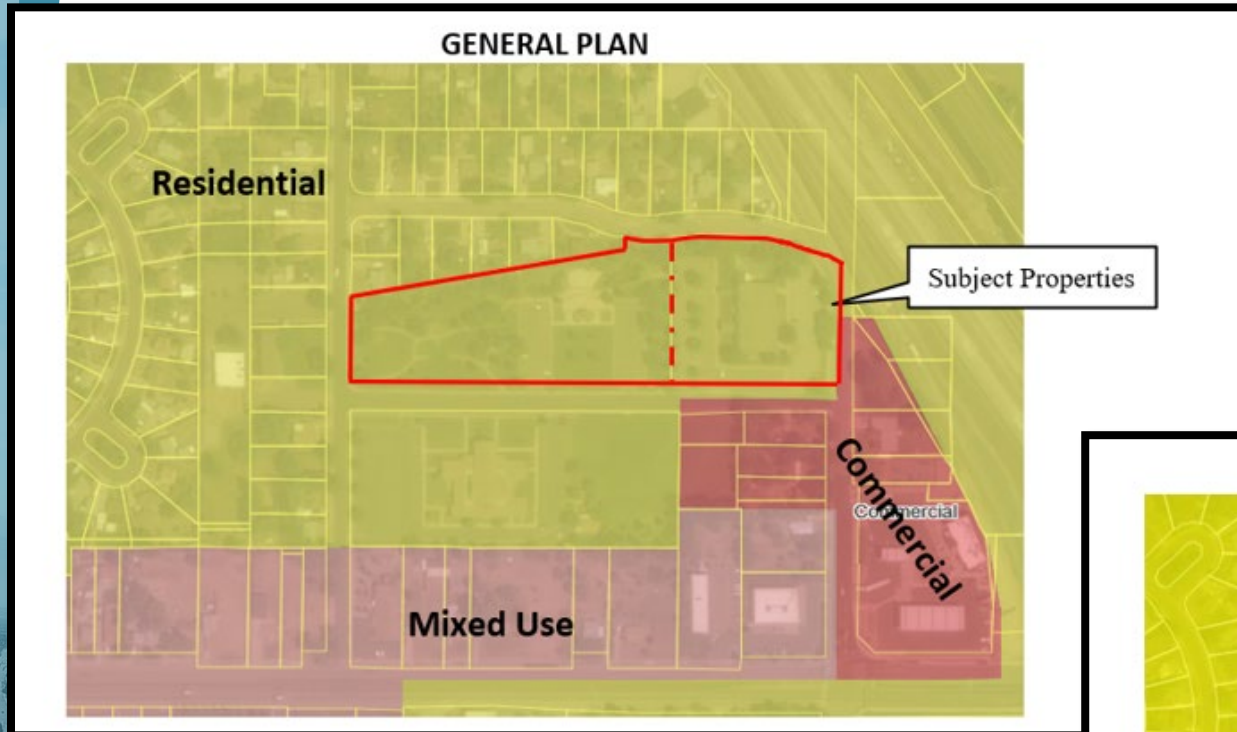
Background Information

- Clearfield swapped with Davis County Library to locate a new library in the Downtown area of the City.
- Clearfield took ownership of the Parcel and existing library
- City is seeking to maintain the integrity of the area for public uses
- Bicentennial Park included as means of preservation
- Rezone would be from R-1- P-F

Aerial Image



Aerial Image & Zoning



Recommendation

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 as a library and park.
- 3.Preservation of open spaces and the library site is vital for current and future residents.

Planning Commission Recommendation

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Recommend approval of RZN 2021-070039**, a zoning map amendment request by Clearfield City to rezone the subject properties from R-1-8 (Residential) to P-F (Public Facilities) .
2. **Recommend denial of RZN 2021-070039**, a zoning map amendment request by Clearfield City to rezone the subject properties from R-1-8 (Residential) to P-F (Public Facilities)).
3. **Table RZN 2021-070039** to request additional time to consider the request.





CLEARFIELD PARK AT ANTELOPE Development Agreement



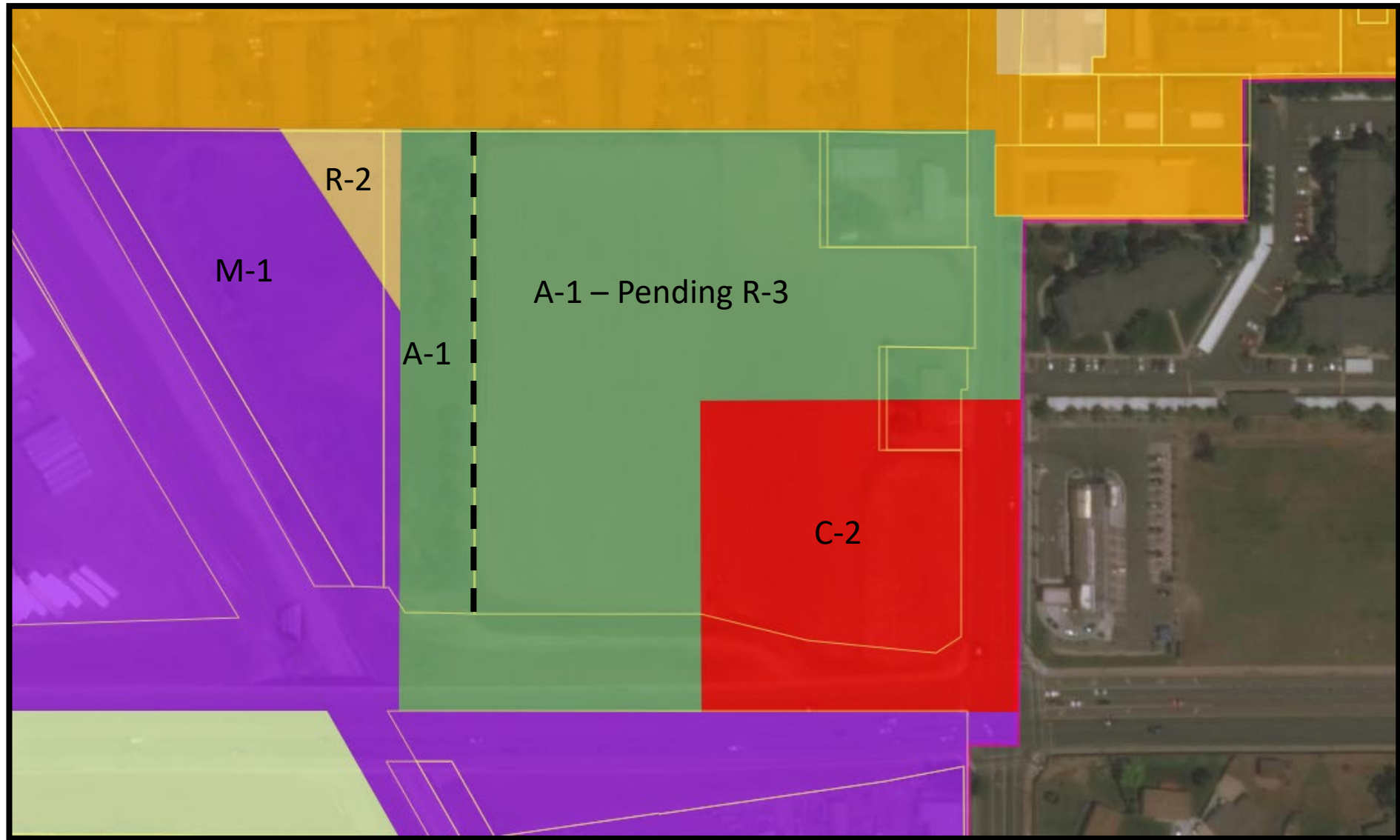
Background Information

- Current zoning: A-1 and C-2
 - R-3 zoning for lot 102 is pending until DA is finalized and executed
- 3 existing parcels to be consolidated into 2 parcels
- 2-Lot Subdivision (Commercial & Residential)
 - Lot 102 – is the larger lot for future townhome development (pending DA completion);
 - Lot 101 – is the corner lot for future convenience store/gas station
- Preliminary Plat was approved by the PC on August 18th, 2021
- Council to consider Final Plat and Development agreement at their September 1st, 2021, hearing
- Future development of these lots shall comply with all applicable City regulations and the Development Agreement.
- Public Hearing for the DA is required due to amendments to code standards.

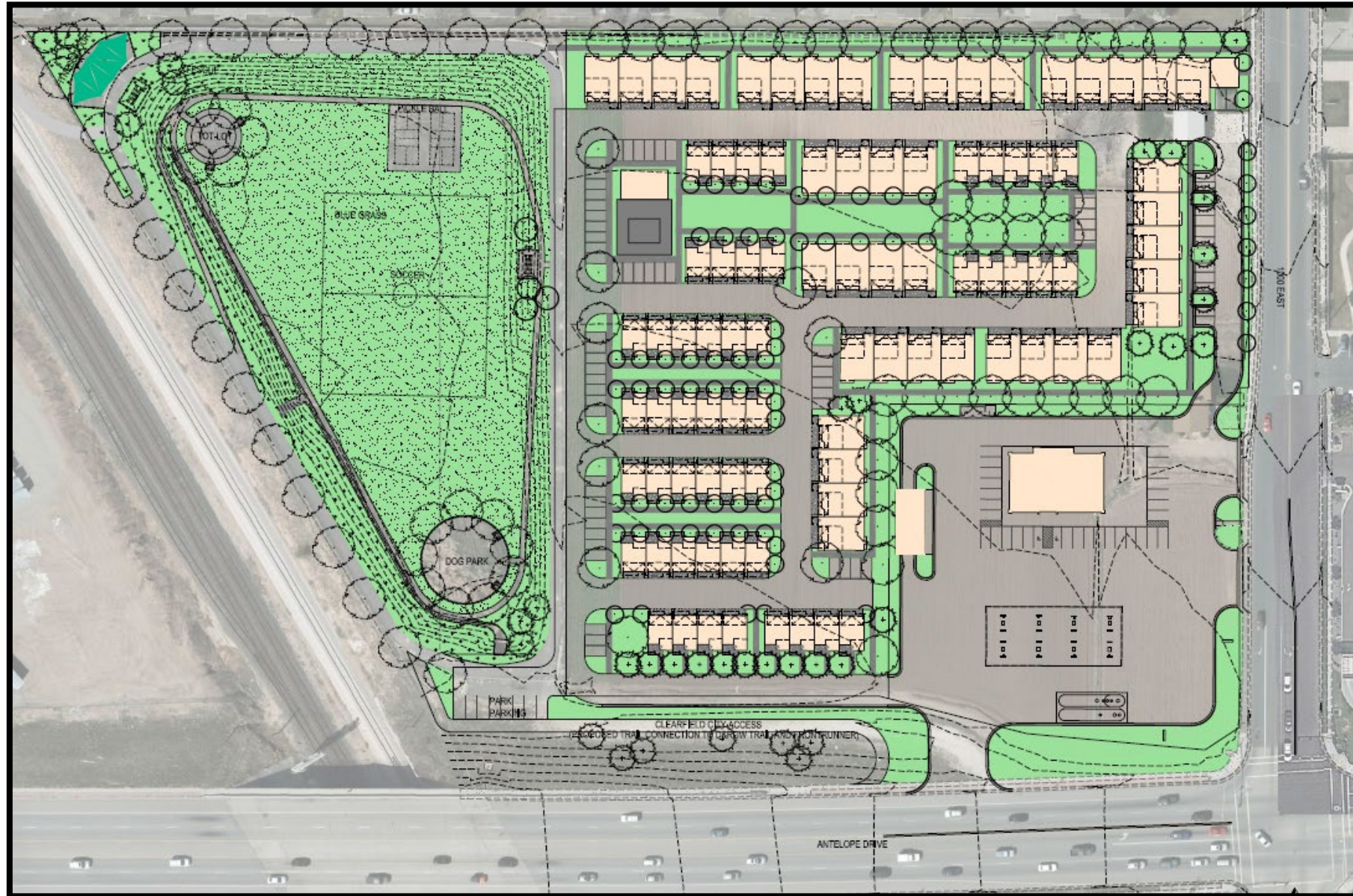
Aerial/Zoning Image



Zoning Image



Concept Plan – 5.26.21



Development Agreement

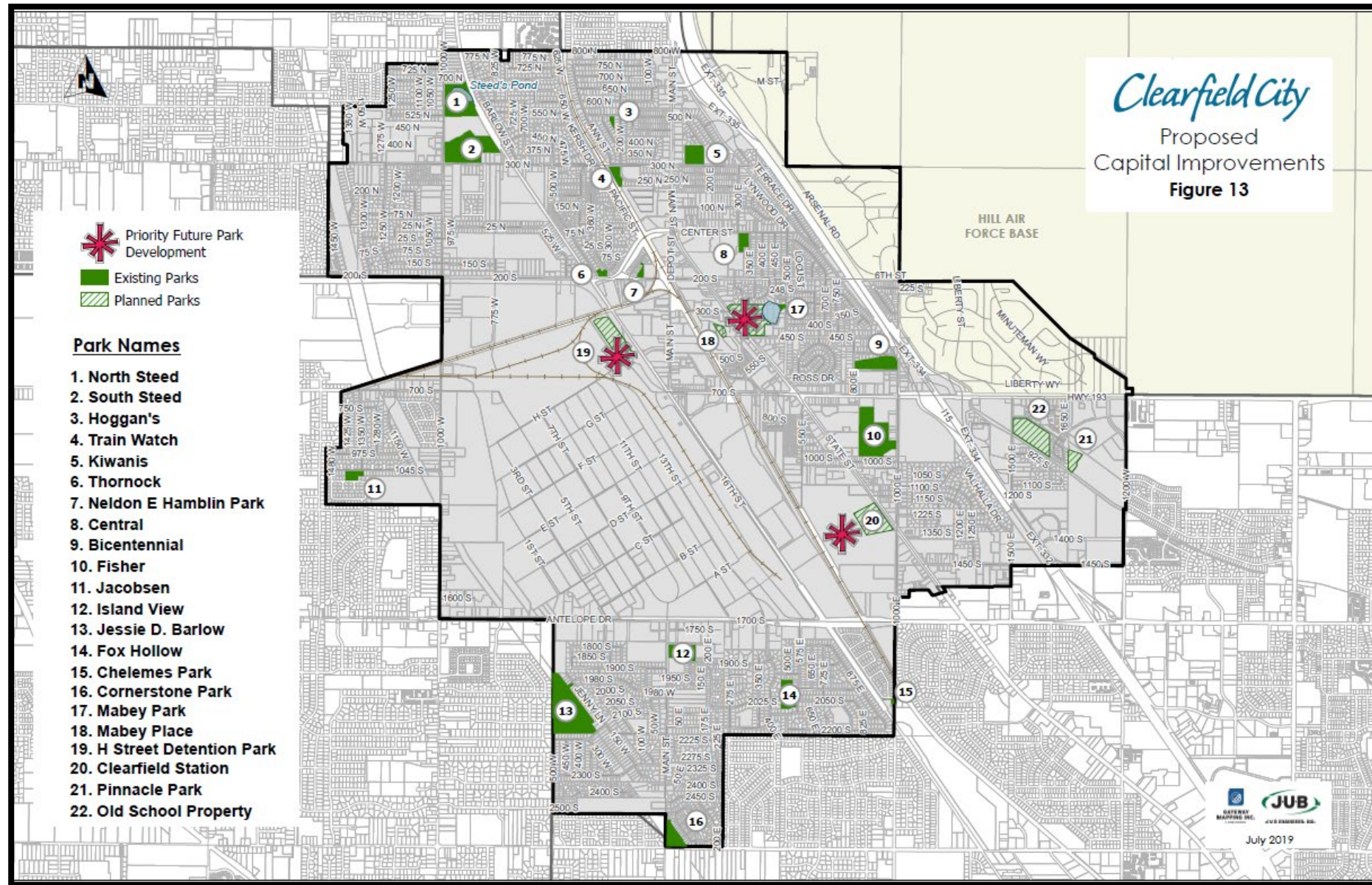
- Development agreement
 - DA provides developers duties, obligations and outlines standards for development of the project
 - Developers' contribution for park maintenance - \$30,000 annually
 - Developer cost breakdown includes costs for grass, irrigation, tree installation
 - Park proposal for 3-acre storm detention basin
 - The City included language in the draft development agreement that allows for full discretion regarding the level of ongoing maintenance, up to and including the complete cessation of maintenance of the park. This included the level of water or cessation of water, as well as the “...complete abandonment of the City Park, including the removal of City Park amenities.”
 - In response:
 - Developer has proposed language that requires an open public meeting by the Council prior to the City making the decision to stop maintaining the 3 acres as a park or removing amenities from the park.
 - If the City removes the park amenities and stops maintaining the 3 acres as a park, developer will no longer have to pay annually to the City for partial coverage of maintenance costs.



Additional Park Analysis

- *This basin is not included in any Capital plans for the City*
- *Excessive slopes of the basin may cause difficulty in maintenance of park/basin*
- *Per the Clearfield Capital Facilities plan a park that is approx. 3.74-acre would require a \$1 million investment (full build out with amenities)*
- *Park impact fee may only cover a portion of remaining expenses for construction*
 - *Developer Proposal - \$373,000*
 - *City Portion - **\$627,000***
 - *Potential Park impact fee collected through permits - \$132,000*
 - *Balance if 100% of Park impact fees applied for park - **\$495,000***
- *Maintenance (staff resource):*
 - *1 FT, 1 PT and 1 – SPT (Driven by staff resource/availability)*
- *Watering season:*
 - *4-million-gallon increase each season the park exists*
- *The ability to follow through with and maintain \$30,000 annual developer contribution for maintenance*
- *Rehab costs for park remediation are not covered in developer \$30,000 contribution, nor is staff sure the costs.*

Proposed Capital Improvements (Parks)







Park at Antelope DA Exhibits

- *Exhibit A – Legal Description/Plat*
- *Exhibit B – Parcel Zoning*
- *Exhibit C – Site Plan*
- *Exhibit D – Architectural Plans (3 slides)*
- *Exhibit E – Phasing Plans*
- *Exhibit F – Park Plan and Development Costs (2 slides)*

Exhibit B – Parcel Zoning

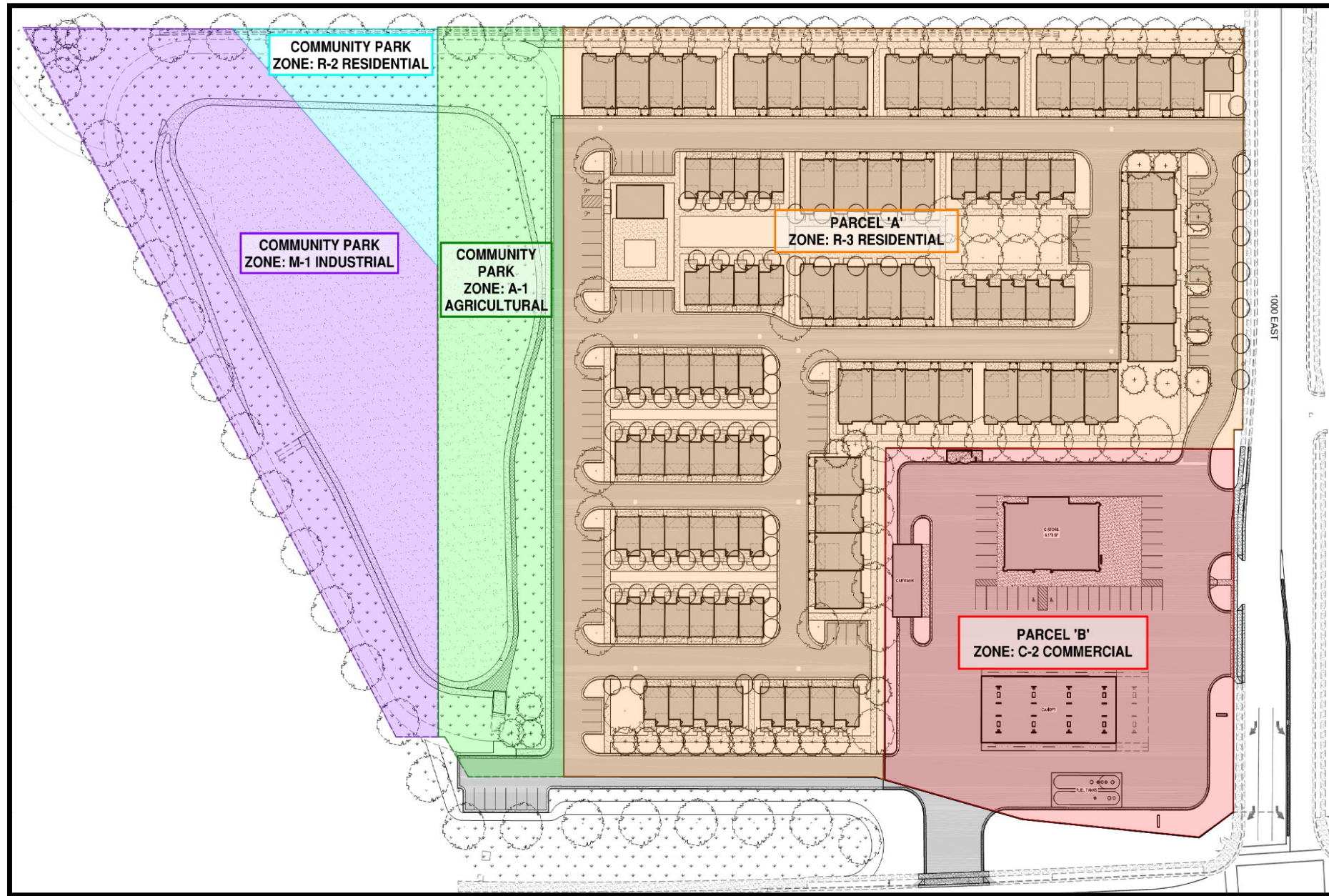


Exhibit C – Site Plan

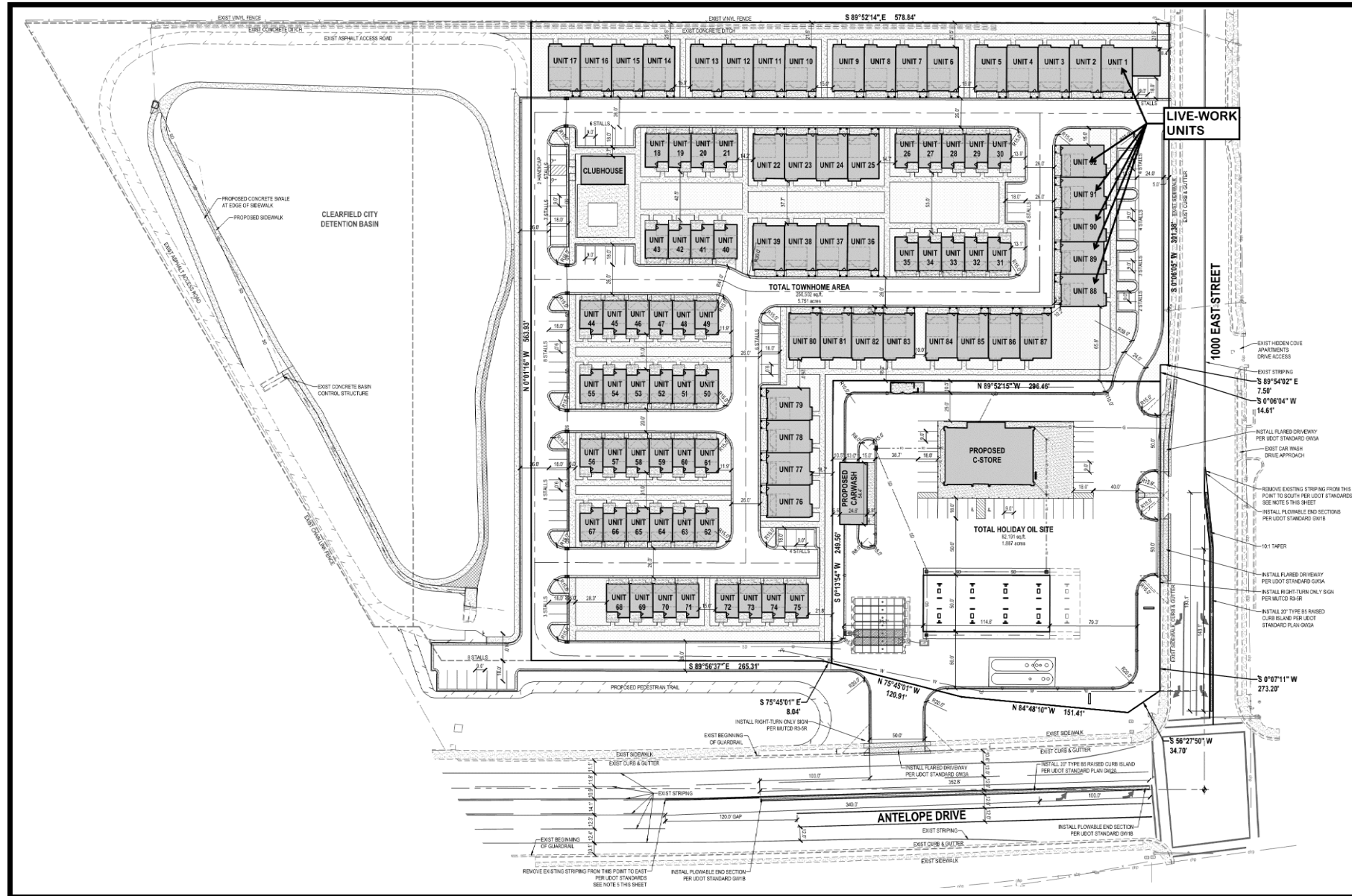


Exhibit D – Architectural Plans



Standard Units Materials:

Hardboard siding
Trex (or equal) Composite Wood Siding
Cultured stone/tile
Aluminum soffit & fascia
Asphalt shingles



Tuttle and Associates, Inc.
ARCHITECTS

AUG. 24, 2021
ANTELOPE TOWNS
1000 E EXTERIOR ELEVATION

Live-Work Units Materials:

Hardboard siding
Trex (or equal) Composite Wood Siding
Cultured stone/tile
Aluminum soffit & fascia
Asphalt shingles
Storefront Glass for live-work spaces

Exhibit D – Architectural Plans – Cont'd

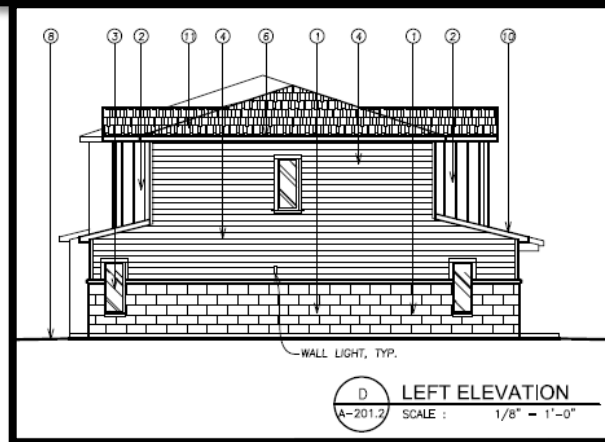
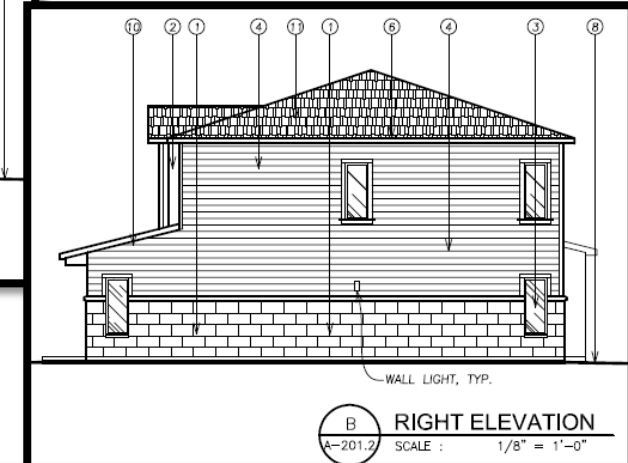


Exhibit D – Architectural Plans – Cont'd

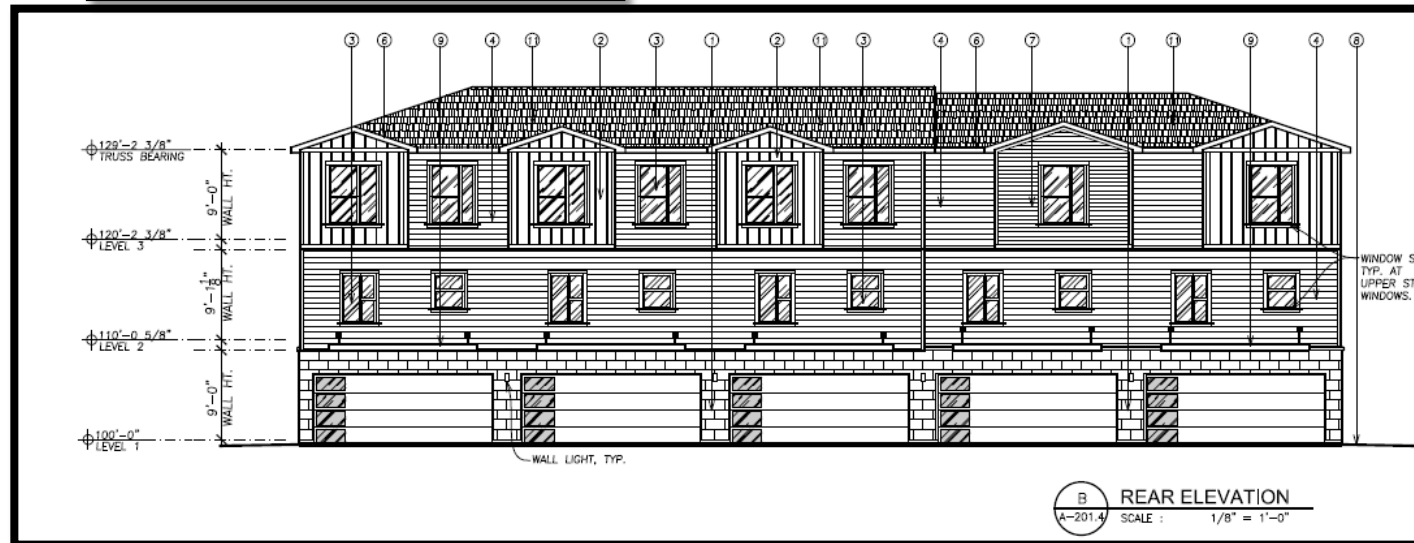
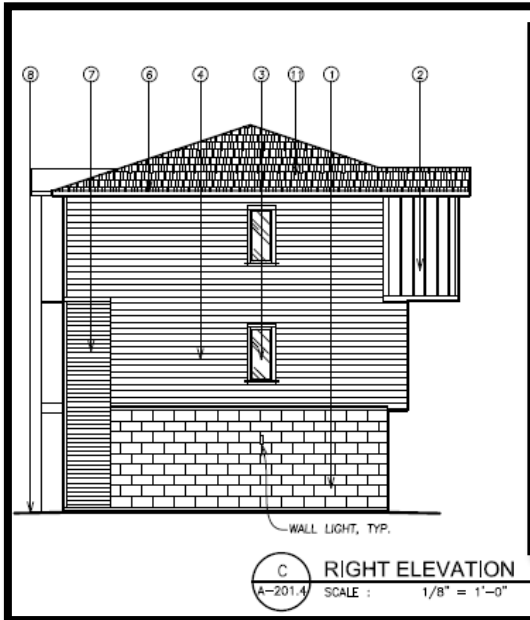


Exhibit E – Phasing Plans

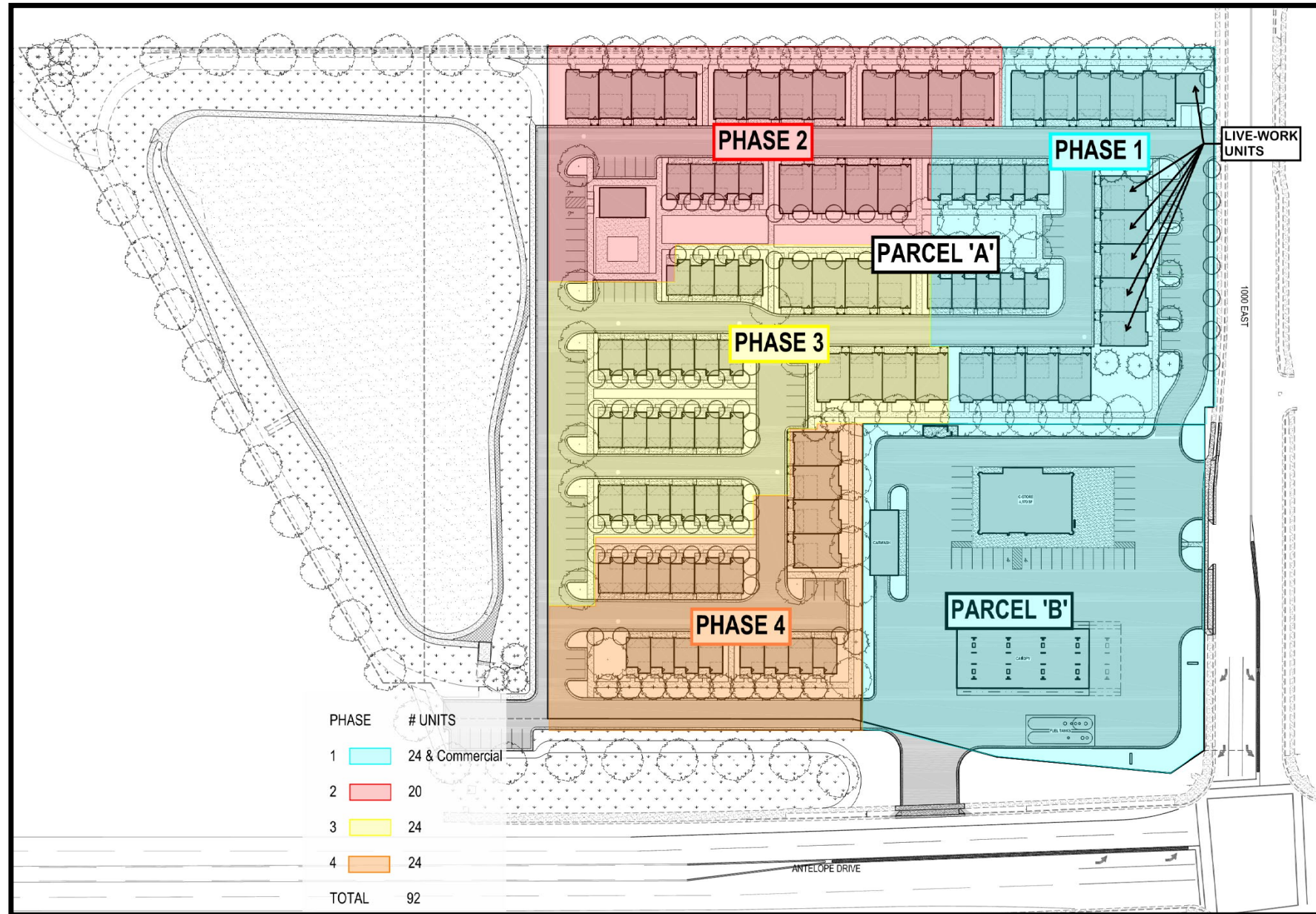


Exhibit E – Park Plan – Development Costs

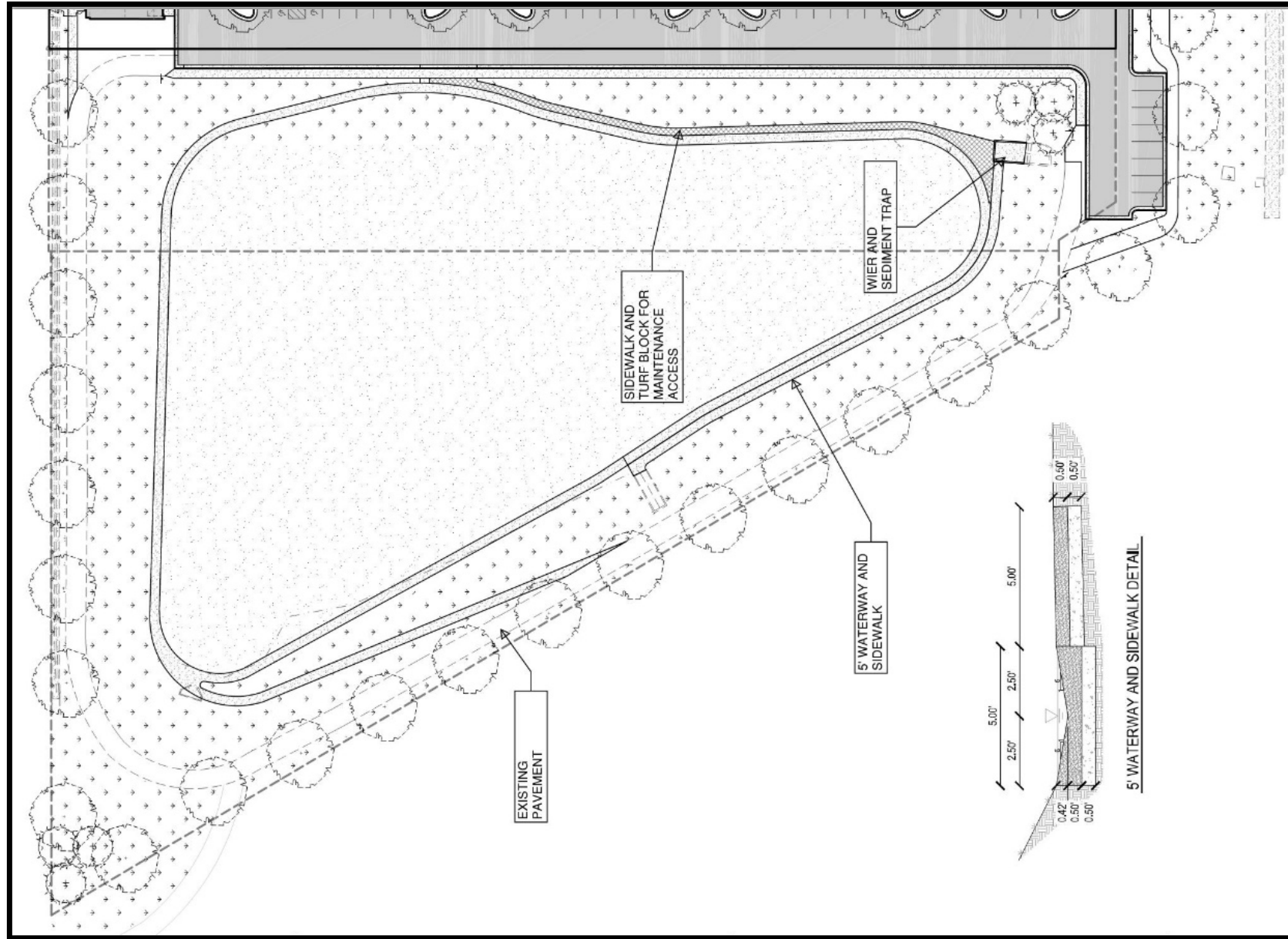


Exhibit E – Park Plan/Development Costs

Quantity	Size/Unit	Description	Unit Price	Extended Price
IRRIGATION SYSTEMS				
1	LS	Irrigation System	\$ 133,195.00	\$ 133,195.00
		Subtotal		\$ 133,195.00
Quantity	Size/Unit	Description	Unit Price	Extended Price
SITE SOIL WORK				
1	LS	Clear, grub, haul debris off-site, including stumps	\$ 25,000.00	\$ 25,000.00
250	CY	Sidewalk	\$ 20.00	\$ 5,000.00
156700	SF	Sidewalk	\$ 0.07	\$ 10,969.00
		Subtotal		\$ 40,969.00
Quantity	Size/Unit	Description	Unit Price	Extended Price
SHRUBS, TREES, AND GROUNDCOVERS				
29	2" Cal.	Tree type #1	\$ 400.00	\$ 11,600.00
6	6-7' HT	Tree type #2	\$ 450.00	\$ 2,700.00
		Subtotal		\$ 14,300.00
Quantity	Size/Unit	Description	Unit Price	Extended Price
ROCK AND BARK MULCH				
5	CY	Shredded Bark Mulch for Tree Rings	\$ 100.00	\$ 500.00
		Subtotal		\$ 500.00
Quantity	Size/Unit	Description	Unit Price	Extended Price
SEED				
80400	SF	Kentucky Bluegrass Hydroseed	\$ 0.12	\$ 9,648.00
76400	SF	Bio-meadow Hydroseed	\$ 0.15	\$ 11,460.00
156800	SF	Establishment for both hydroseeds	\$ 0.04	\$ 6,272.00
		Subtotal		\$ 27,380.00
Quantity	Size/Unit	Description	Unit Price	Extended Price
DRAINAGE AND HARDSCAPE				
1567	SF	Turf Block	\$ 10.00	\$ 15,670.00
8875	SF	Sidewalk	\$ 7.50	\$ 66,562.50
260	LF	Storm Drain	\$ 100.00	\$ 26,000.00
1	LS	Sedimentation Basin & Weir	\$ 15,000.00	\$ 15,000.00
		Subtotal		\$ 123,232.50
Quantity	Size/Unit	Description	Unit Price	Extended Price
GENERAL CONTRACTOR				
1	LS	Overhead and profit	5%	\$ 16,978.83
1	LS	Contingency	5%	\$ 16,978.83
		Project Total		\$ 373,534.15

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed development agreement for the Clearfield Park at Antelope, with specific direction as to which version, Exhibit A, Exhibit B, or a version thereof with specific included edits:

1. **Exhibit A** - Draft Development Agreement with language that would permit the City to cease maintaining or continuing with the use of the storm water basin as a park (Developer no longer required to pay annual maintenance costs).
2. **Exhibit B** - Draft Development Agreement with language that would permit the City to cease maintaining or continuing with the use of the storm water basin as a park (Developer no longer required to pay annual maintenance costs) only after a public hearing with City Council.