

Clearfield City Council Work Session

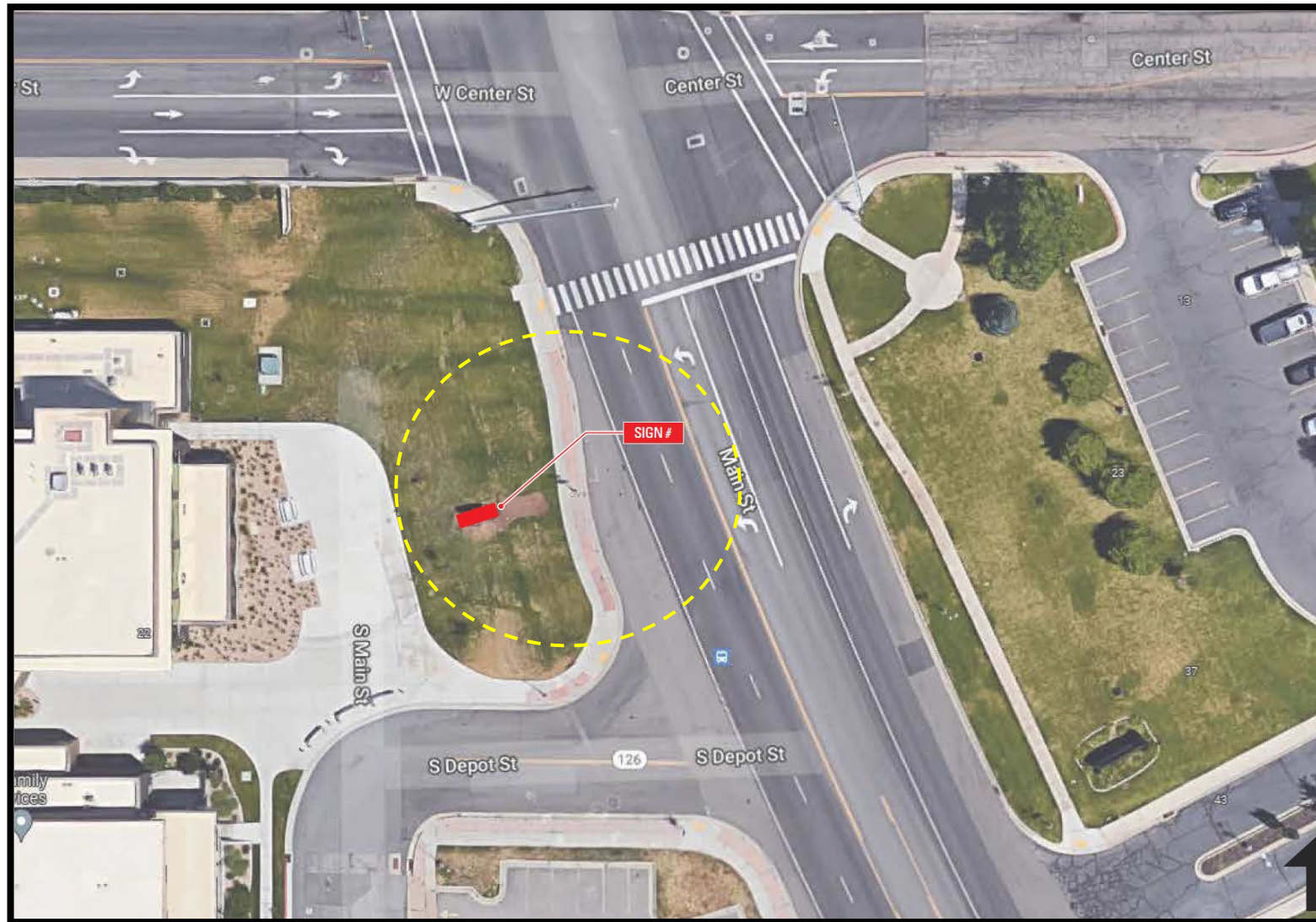
May 24th, 2022





FBC Signs
Davis County
Lotus Anthem

Sign Locations Davis County Health



Davis County Sign

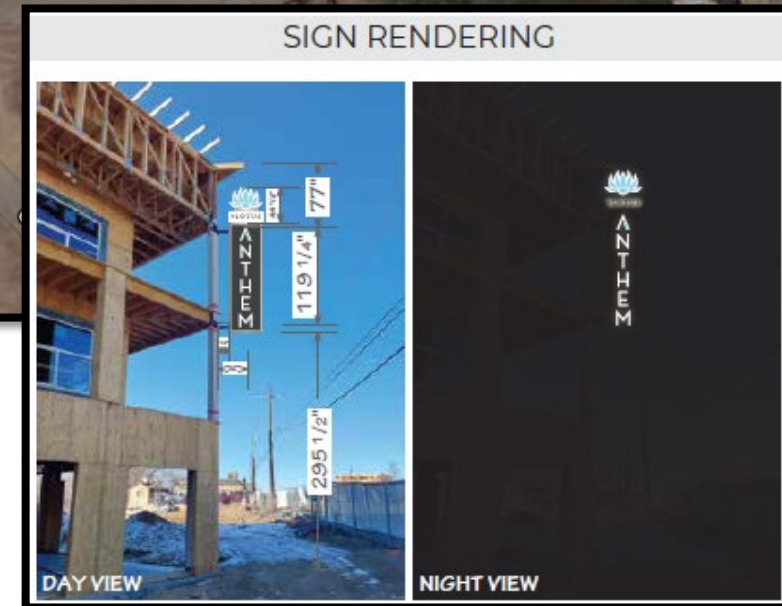
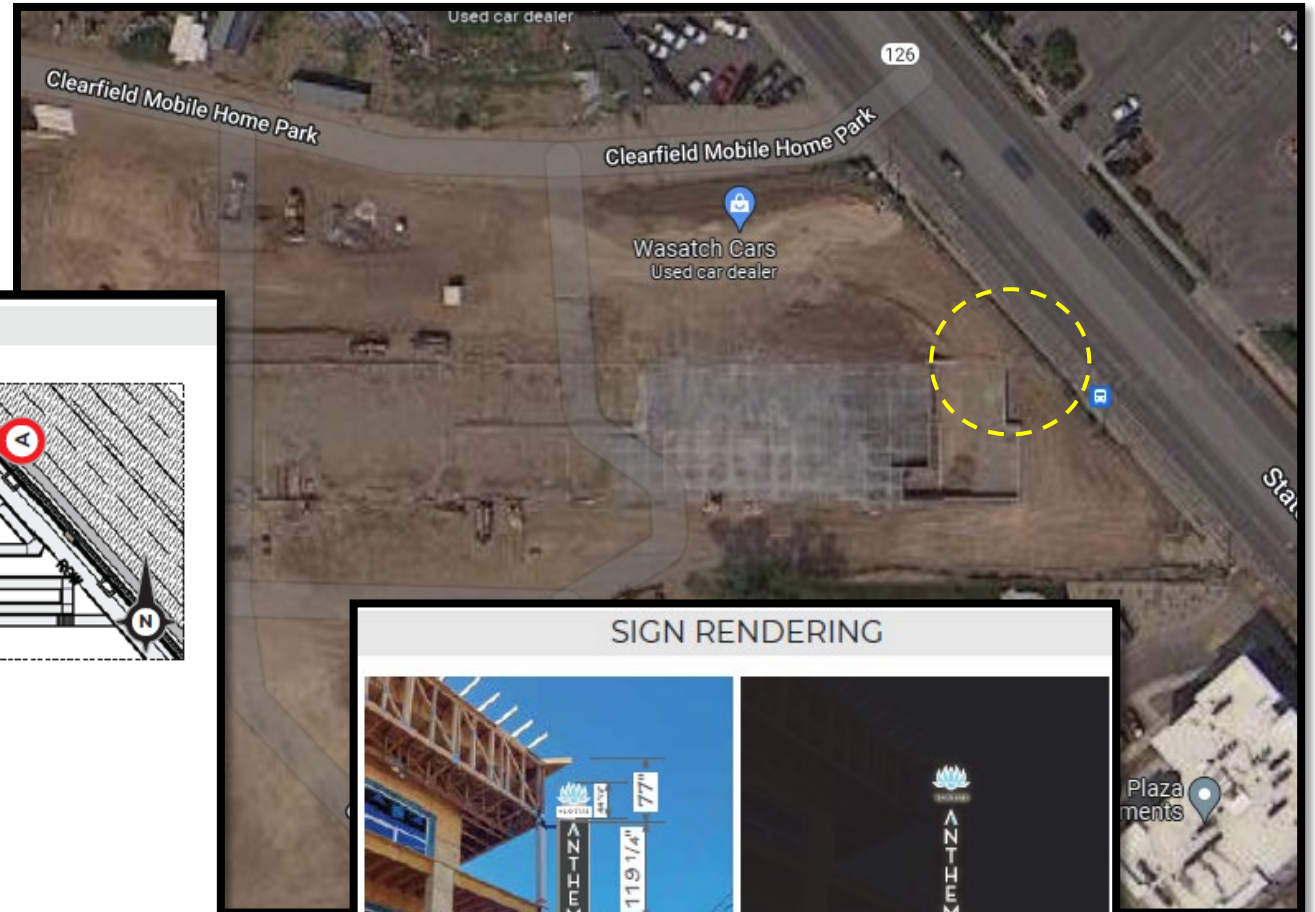
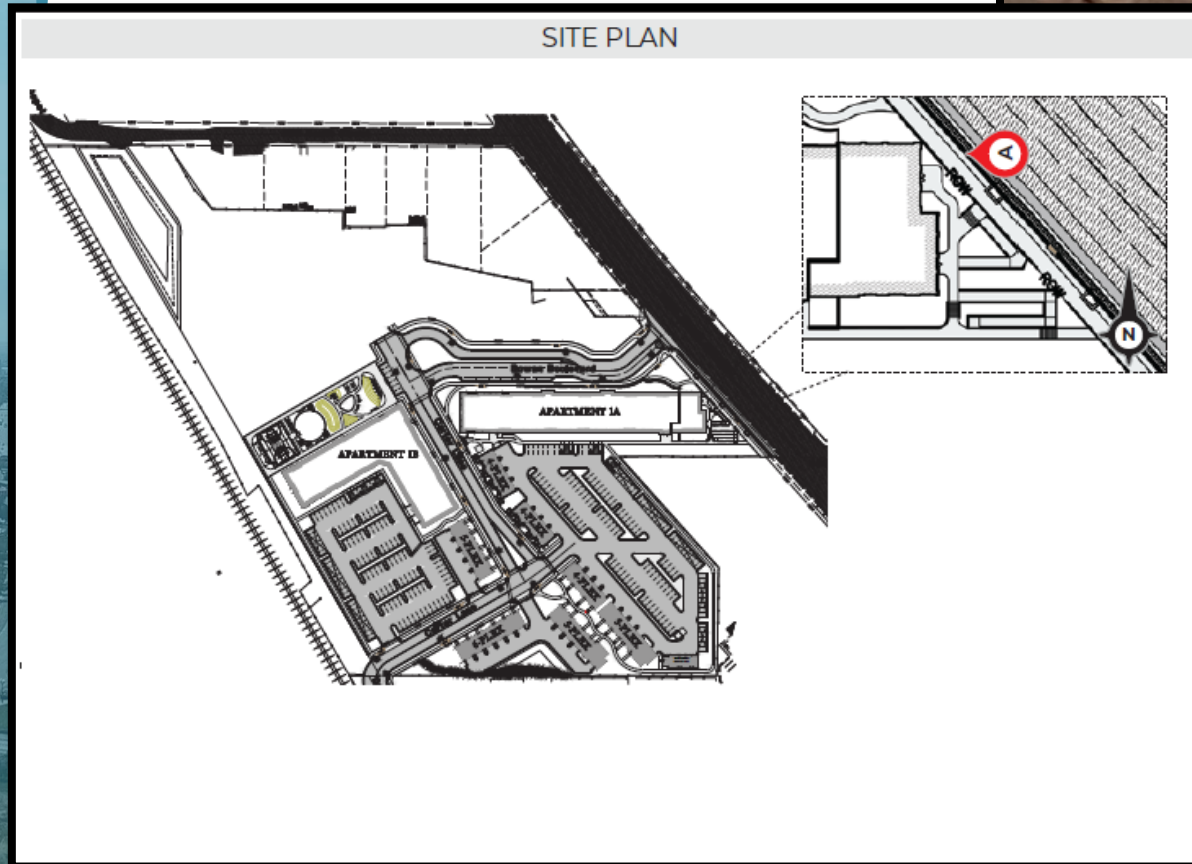
- Zoning
 - C-V Zone
- Location
 - Eastside lawn area
- Design
 - Current:
 - Monument with EMC
 - Proposed:
 - Monument with backlit



Form Based Code Analysis (Civic Center C-V)

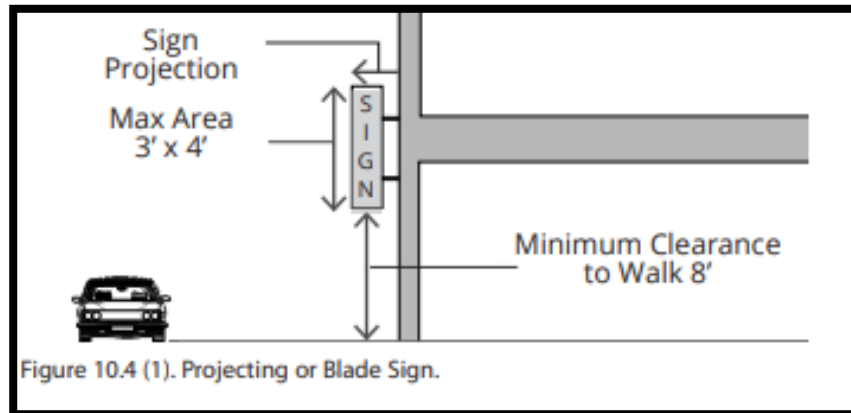
- *FBC Sign Regs.*
 - *Height: 6 feet*
 - *Size: 70 SF*
 - *EMC: can be 50% or 20 SF max*
 - *Base: min of 20% of sign*
- *Proposed sign*
 - *Height: 8 feet*
 - *Size: 96 SF*
 - *EMC: none*
 - *Base: 6"*

Lotus Anthem Sign



Lotus Anthem Signage

- *FBC Sign Regs (Proj. or Blade Sign)*
 - Height: 3 or 4 feet
 - Size: Max area is 12 SF (36" x 48")
 - Clearance: no less than 8 feet
 - Permitted on front or corner side facades only; shall not extend above the eave or parapet
- *Proposed sign*
 - Height: 15 feet
 - Size: 52.5 SF
 - Clearance: 21.6 feet from sidewalk



What are the options?

- *Allow for the modifications for each sign through the DA process with a new development agreement or addendum to outline needed modifications.*
- *Allow regulations to be modified for one sign and not the other sign.*
- *Not allow modifications to the FBC and require compliance with the FBC for each proposed sign.*
- *Other options identified by the council to allow the requested signs to be approved.*



General Plan Discussion

- *Background*
- *The project*
- *Path forward*
- *Recommendations*

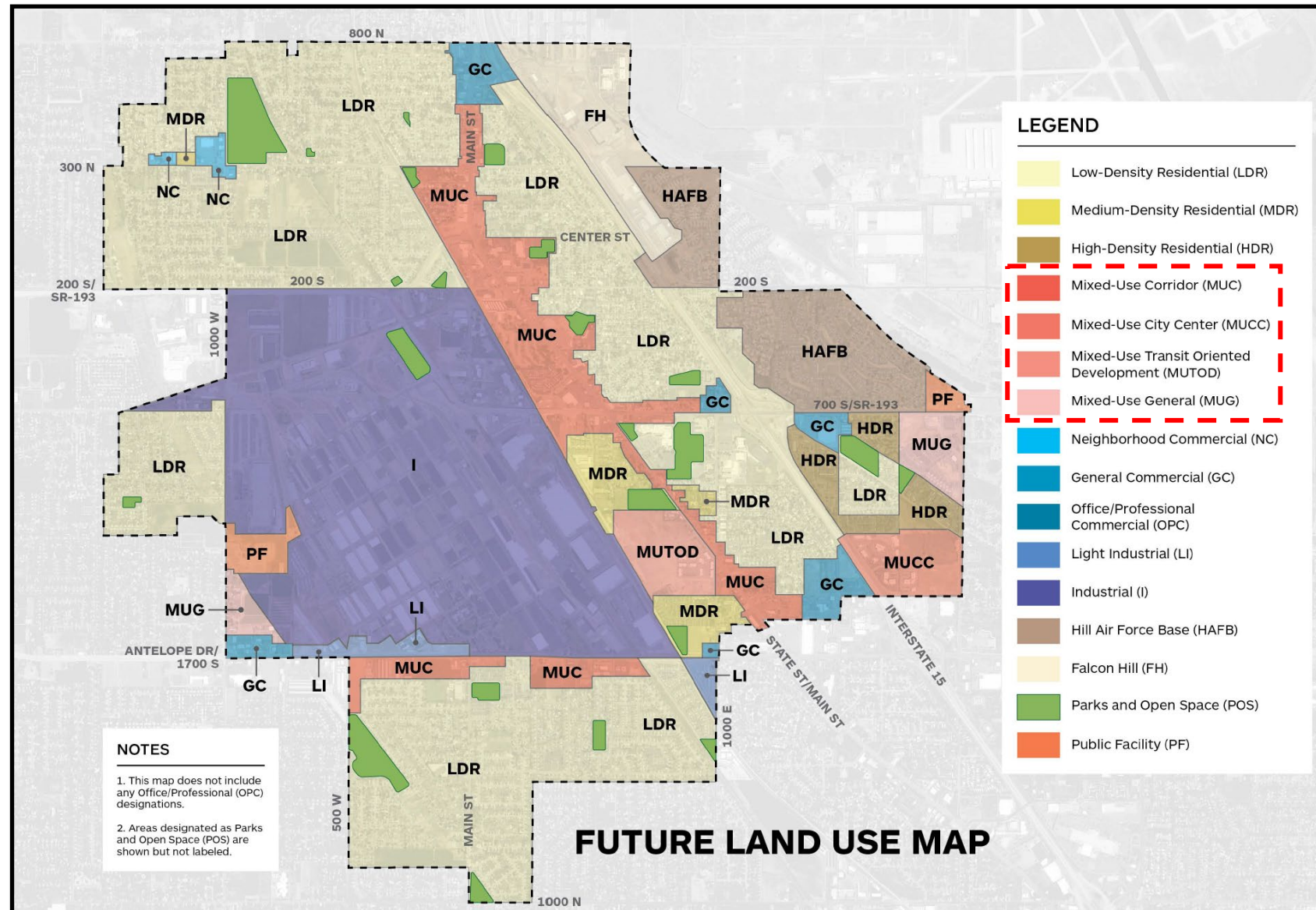
Background

- *General Plan update every 5-10 years*
 - *CC GP was overdue*
- *Project Start Fall 2020 - VODA Planning and Design*
- *Clearfield contribution \$95K / WFRC contribution \$55K*
- *October 2020*
 - *Council work session – Intro*
 - *Scope discussion*
 - *New approach/PC heavy lifting*
- *November 20 – July 21*
 - *PC work sessions(chapter by chapter)*
- *Contract conclusion April 2022*

The Project

- *VODA consolidated all plans and ideas to be included as one (New GP) for monthly work session*
- *Letters sent out monthly to community*
- *Staff met bi-weekly with VODA*
 - *Provided feedback to help guide PC work sessions*
- *PC felt presented to – not a collaborative process*
- *General Plan – 22 pages to 84 pages...*
 - *Data issues, lack of community understanding and visioning, etc.*
- *Staff dissatisfied with results...cancelled contract*
- *WFRC agrees to provide funding for new scope / work*

Proposed Land Use Map



Path forward...

- *Staff is drafting a revised scope to see work completed*
- *WFRC will provide funding based on the final scope*
- *Staff believes public engagement is necessary to help the PC find success in the process*
- *Surveys, open house, etc. – Public input is essential*
- *Staff is seeking feedback from the Council on elements of the scope that are essential to them and will help to define what success looks like.*
- *Other thoughts from the Council?*

Recommendations

- *Keep the General Plan in its current form (out of date) – **good option, but does not get us into compliance with all legislation***
- *Adopt the version of the General Plan provided by the consultant after final edits and corrections are completed by staff – **Not preferred***
- *Hire a new consultant (along with WFRC funding) to finish the process of updating the plan with all the requirements necessary for compliance with recent and past LUDMA changes - **Preferred***
- *Any additional options or considerations from the Council to complete the update*