

Clearfield City Council Work Session

August 23rd, 2022



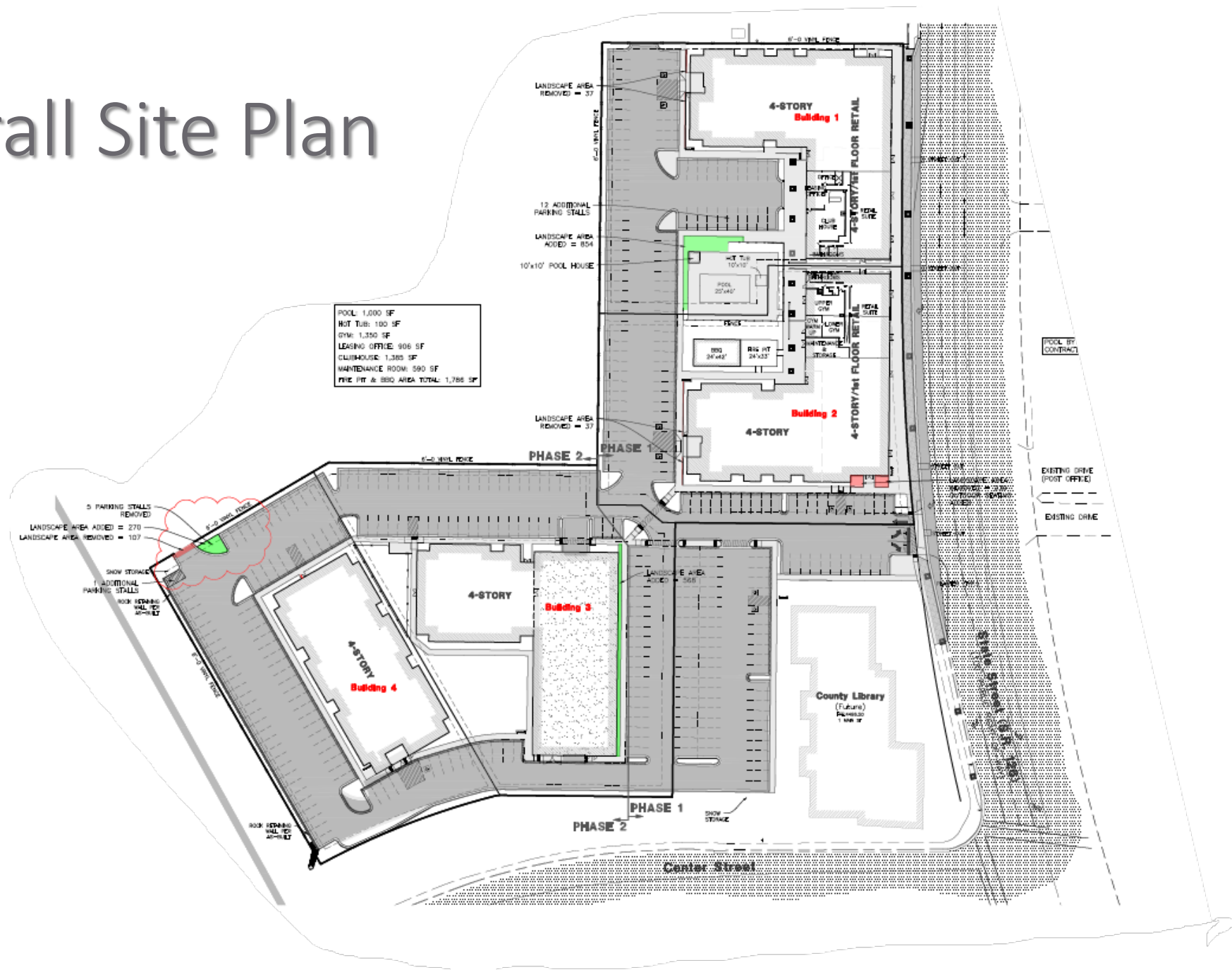


CLEARFIELD JUNCTION Development Agreement Amendments

Background

- *DA Approved:* May of 2018, which outlined the applicants' duties for development as it related to incentives. *(Made with original developer)*
- *First Addendum:* In December of 2018 the Council approved an addendum to the agreement that outlined several modifications to the code, as requested by the applicant. *(Made with original developer)*
- *Second Addendum:* The approved changes to the development agreement are more specifically identified as items related to the site plan approval, but as such require approval of the Planning Commission and City Council through an additional addendum to the DA. This second addendum was approved by the Council in December of 2021. *(Made with original developer)*
- *Third Addendum:* The proposed changes are meant to address some items of concern that have come up with the amenities for the project. The developer desires to keep moving forward and provide high quality amenities in a timely manner. The request is discussed below. *(Requested by new owner)*

Overall Site Plan



Pool Discussion / Comparison

- *Previously approval 1,375 SF Pool and 121 SF Spa*
- *Owner Proposes 1,000 SF pool and 100 SF spa*
- *Other Projects:*

Project	Pool Size (SF)	Hot Tub (SF)	Unit count
City Centre	700	124	123
West Square	770	160	141
Heights (Towers)	1,200	104	225
Pinnacle Mt. View	1,181	N/A	324
The Pointe (West Point)	720	80	108

Additional Amenities Discussion

Element of Project	Development Agreement	Proposed
Landscaping	4,137 SF (around pool)	4,137 SF (around pool)
Parking	4 Stalls	16 stalls
BBQ and Fire Pit	1,800 SF	1,786 SF
Gym	1,250 SF in Building 1.	1,350 SF in Building 2.
Leasing Office	670 SF in Building 1.	906 SF in Building 1.
Optional Clubhouse	1,820 SF in Building 2.	1,385 SF in Building 1.
Maintenance Room		590 SF in Building 2.

Pool Concept / Parking / Outdoor Amenities



LAKESIDE APARTMENTS MIXED-USE
Development Agreement
DA 2022-050121



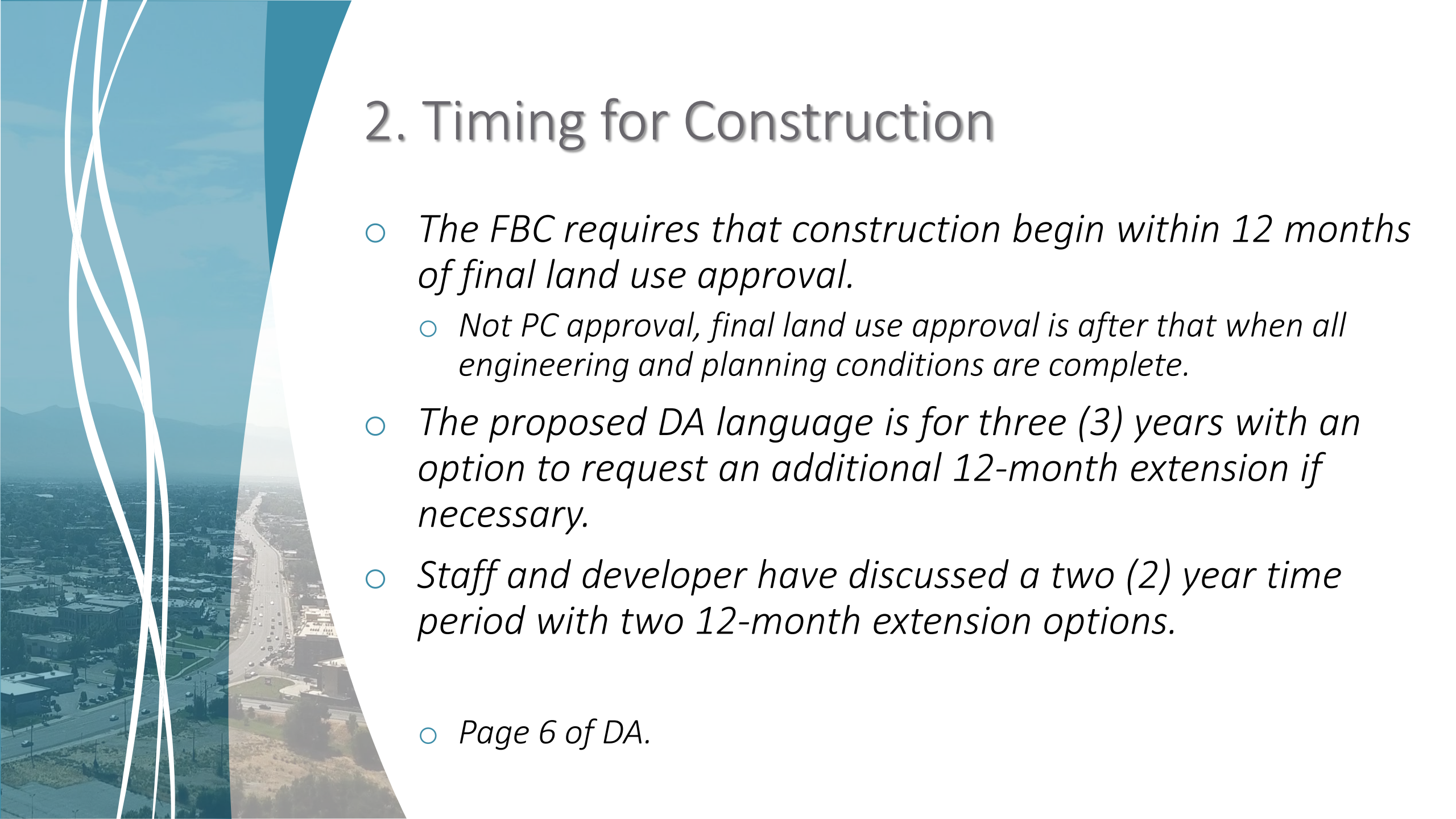
Background Information

- Public hearing tabled to September 13th, 2022.
 - Work with developer to finalize the development agreement and exhibits.
- Update on the progress of the agreement and the exhibits.
- Additions/Modifications to the DA terms:
 - Commercial Square Footage
 - Timing for Construction
 - Corner Build-to-Zone and Occupation of Corner
 - Trees per Acre
 - Waterfront Way Cul-de-sac



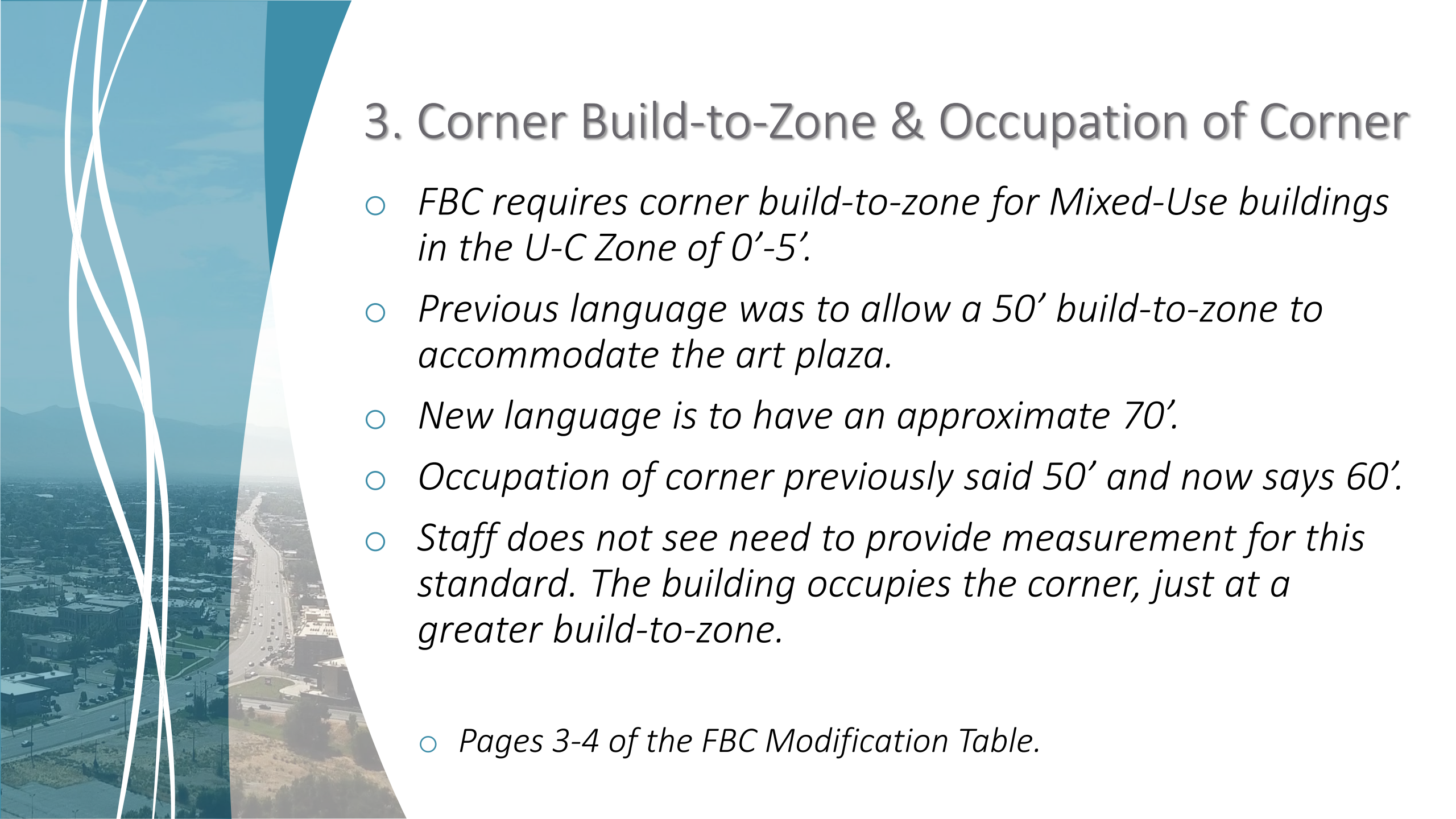
1. Commercial Square Footage

- *DA and project plans have referred to 27,500 square feet.*
- *The updated DA has an approximate square footage of 26,570.*



2. Timing for Construction

- *The FBC requires that construction begin within 12 months of final land use approval.*
 - *Not PC approval, final land use approval is after that when all engineering and planning conditions are complete.*
- *The proposed DA language is for three (3) years with an option to request an additional 12-month extension if necessary.*
- *Staff and developer have discussed a two (2) year time period with two 12-month extension options.*
- *Page 6 of DA.*



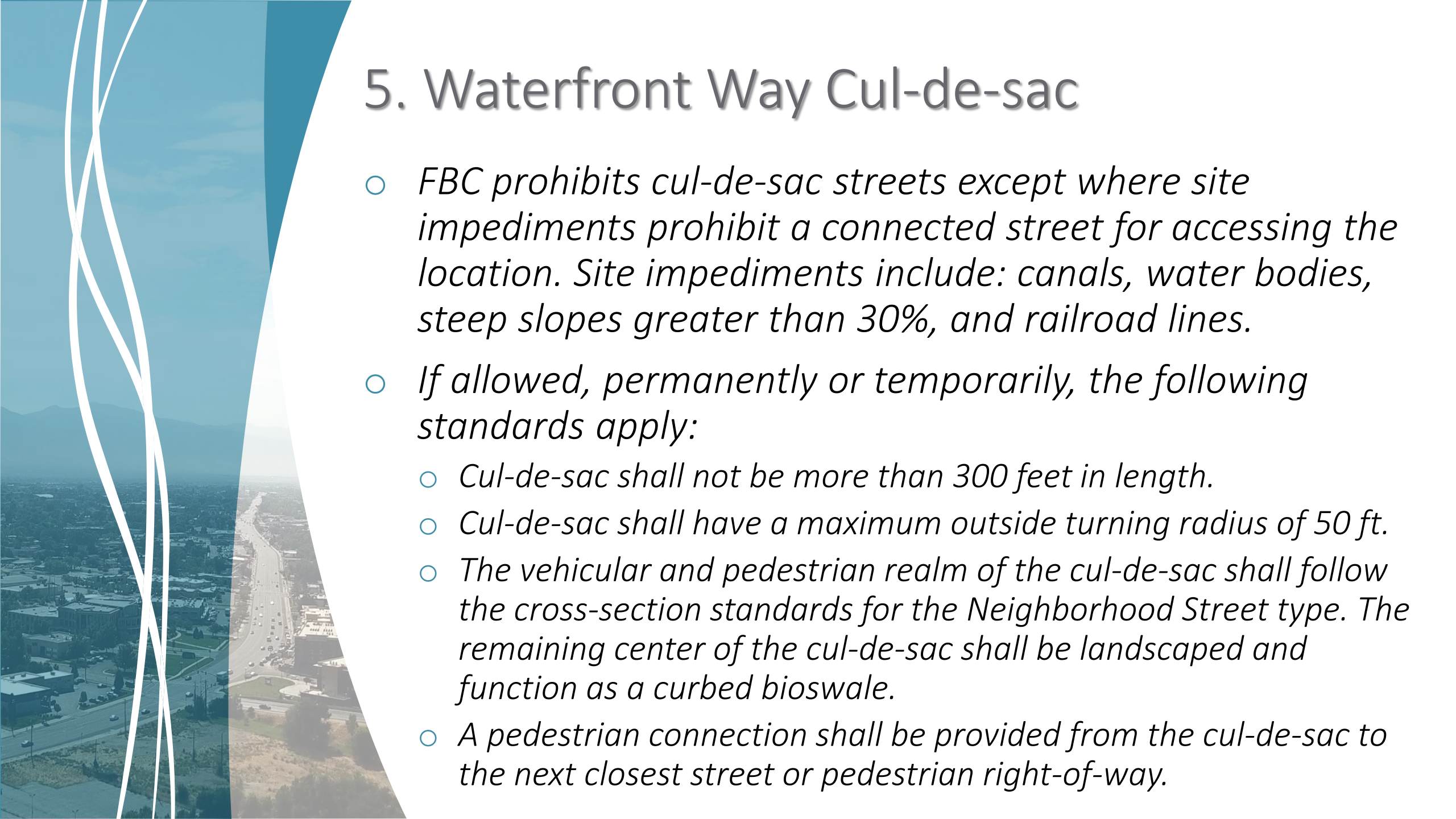
3. Corner Build-to-Zone & Occupation of Corner

- *FBC requires corner build-to-zone for Mixed-Use buildings in the U-C Zone of 0'-5'.*
- *Previous language was to allow a 50' build-to-zone to accommodate the art plaza.*
- *New language is to have an approximate 70'.*
- *Occupation of corner previously said 50' and now says 60'.*
- *Staff does not see need to provide measurement for this standard. The building occupies the corner, just at a greater build-to-zone.*
- *Pages 3-4 of the FBC Modification Table.*



4. Trees per Acre

- *FBC requires 20 trees per acre and specifies that street trees do not count toward this standard.*
 - *Previous modification request was to reduce to 12 trees per acre required for the project.*
 - *This was part of PC approval recommendation.*
 - *Additional language added to include street trees within the calculation.*
- *Page 6 of FBC Modification Table*



5. Waterfront Way Cul-de-sac

- *FBC prohibits cul-de-sac streets except where site impediments prohibit a connected street for accessing the location. Site impediments include: canals, water bodies, steep slopes greater than 30%, and railroad lines.*
- *If allowed, permanently or temporarily, the following standards apply:*
 - *Cul-de-sac shall not be more than 300 feet in length.*
 - *Cul-de-sac shall have a maximum outside turning radius of 50 ft.*
 - *The vehicular and pedestrian realm of the cul-de-sac shall follow the cross-section standards for the Neighborhood Street type. The remaining center of the cul-de-sac shall be landscaped and function as a curbed bioswale.*
 - *A pedestrian connection shall be provided from the cul-de-sac to the next closest street or pedestrian right-of-way.*

- *Language needing to be added to the FBC Modification Table to address:*
 - *Neighborhood Street cross-section as Waterfront Way is a Commercial Street.*
 - *The center of the cul-de-sac to be landscaped and function as a curbed bioswale (See figure 4.2 (1) below).*
 - *Allow the pedestrian connection to the Marilyn Drive neighborhood to count as the pedestrian sidewalk connection (See figure 4.2 (2) below and site plan).*

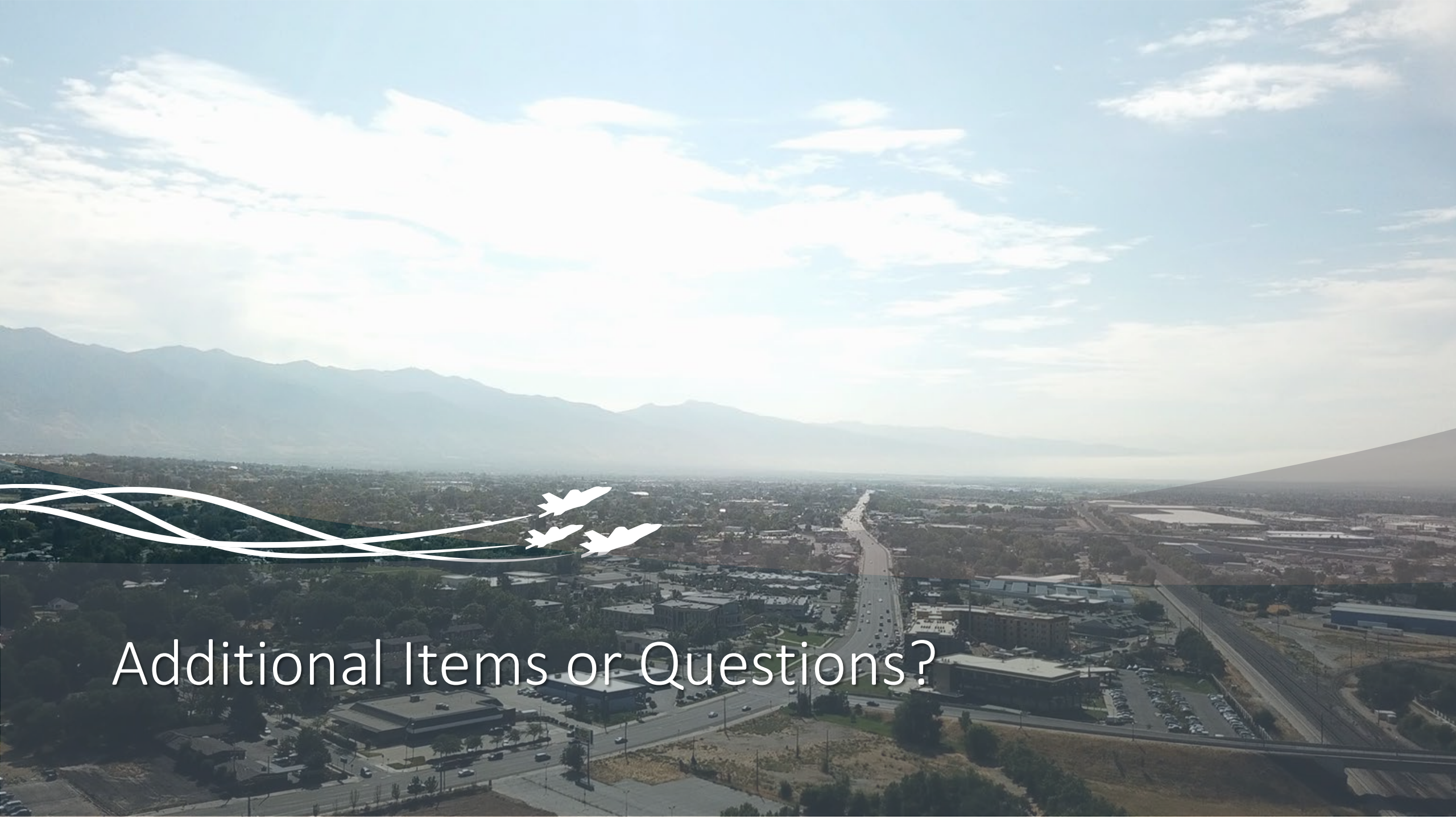


Figure 4.2 (1). Bio-retention cul-de-sac



Figure 4.2 (2). Pedestrian sidewalk connection from cul-de-sac





Additional Items or Questions?

FIREWORKS STAND, TEMPORARY OR
SEASONAL MERCHANT REGULATIONS
Zoning Text Amendment, ZTA 2022-080059



Background

- No restrictions in the Freeport Center for Fireworks Stands, Temporary or Seasonal Merchants.
- Limited to properties zoned C-1, C-2, M-U, C-R, D-R, or M-1 and along the following corridors:
 - Main Street
 - State Street
 - 1700 South (Antelope Drive)
 - 700 South (SR 193)
 - 200 South
 - 300 North
- New zones adopted with FBC are not included in approved zone list.
- Increased interest for this use on school, church, and nonprofit properties.

Proposed Changes (Changes in Green by PC)

11-13-26: FIREWORKS STAND, TEMPORARY OR SEASONAL MERCHANT:

Fireworks stands, and temporary or seasonal merchants shall be subject to the following regulations:

A. Location Specified; Location Restrictions:

1. Each license shall specify the location where the business is approved to operate. No operation shall occur at locations other than the approved site.
2. Licenses issued under this section shall be limited to the following street corridors:

a. Main Street, State Street SR 126 (North Main Street & State Street), 1700 South (Antelope Drive), SR 193 (700 South), 200 South, and 300 North (excluding properties east of SR 126), if located outside of Freeport Center or Freeport West. All fireworks stands, temporary or seasonal merchants, shall not occupy more than twenty percent (20%) of the parking stalls on the lot where the business has been approved.

b. No location restrictions are imposed by the City if locating inside Freeport Center or Freeport West.

~~c. No location restrictions are imposed by the City if locating on future developed property at SR-193 and 2000 East and Legend Hills.~~

~~d. Fireworks stands are not allowed on property at SR-193 and 2000 East nor at Legend Hills (refer to map held at the City).~~

~~e. c.~~ Licenses may only be issued on non-residential properties (such as businesses, schools, churches, etc.) along the identified corridors with in the city. the following zoning: C-1, C-2, MU, C-R, D-R, and M-1.

B. Maintenance: The area around a fireworks stand, temporary or seasonal merchant shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The licensee shall promptly clean up all trash, litter, spills, etc., within a minimum twenty-foot (20') radius of the business.

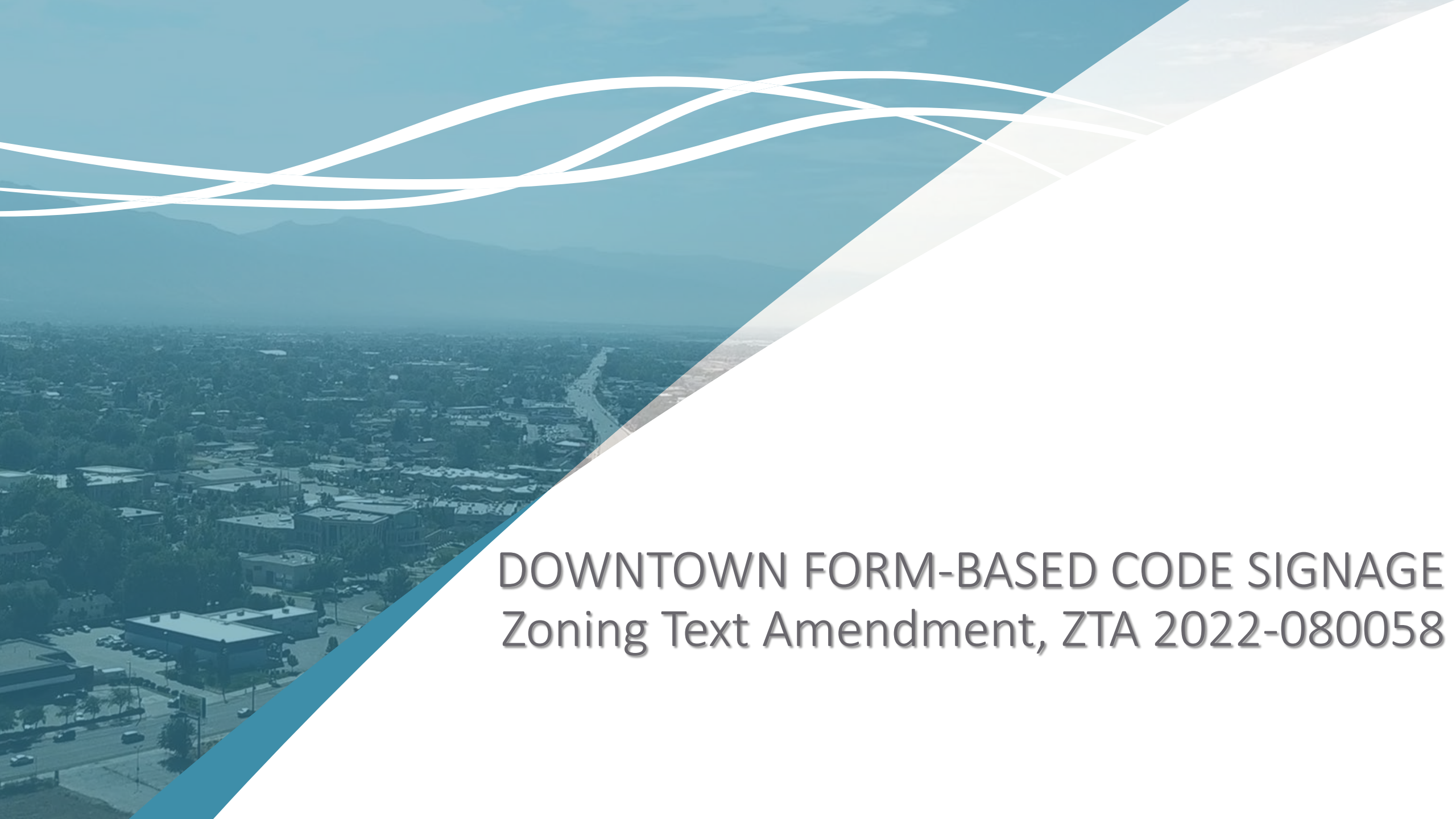
C. Appearance: All fireworks stands, temporary or seasonal merchants structures and display areas shall have a professional appearance, and may not appear tattered, torn, frayed, faded, have chipped or peeling paint or otherwise be in disrepair. All equipment associated with the use shall be maintained in a new or near new condition. All retail items shall be displayed in a neat and orderly fashion. All displays, merchandise, and debris associated with the use shall be contained within the confines of the use and be cleaned at the end of each business day. A business license will not be issued or may be revoked if structures, display areas and/or equipment are not properly kept and maintained.

- D. Impervious Surface: Each fireworks stand, temporary or seasonal merchant shall be located on an impervious, all-weather surface with no portion of the business located in a landscaped or unimproved area.
- E. Setbacks: Each fireworks stand, temporary or seasonal merchant shall be located a minimum of ten feet (10') behind the inside edge of a public sidewalk, or fifteen feet (15') from the edge of the street right-of-way if no sidewalk exists; five feet (5') from combustible walls, roof eave lines, awnings, etc.; ten feet (10') from any building openings (i.e., doors, windows, vents, etc.); and five feet (5') from a fire hydrant, driveway, handicapped parking space or loading area.
- F. Traffic Safety: No fireworks stand, temporary or seasonal merchant shall impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below five feet (5'), and no fireworks stand, temporary or seasonal merchant shall interfere with the internal parking lot circulation.
- G. Parking: The site shall have adequate parking to accommodate the primary use(s) on site as well as any area used by the fireworks stand, temporary or seasonal merchant. No part of the fireworks stand, temporary or seasonal merchant shall occupy required parking stalls for the primary use(s) of the site. A minimum of two (2) on-site parking stalls are required for each fireworks stand, temporary or seasonal merchant.
- H. Business Conduct: A fireworks stand, temporary or seasonal merchant shall not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion producing devices to attract attention to its operation. A fireworks stand, temporary or seasonal merchant located in or adjacent to a residential zone, shall not operate prior to eight o'clock (8:00) AM or after ~~nine~~ ten o'clock (910:00) PM.
- I. Minimum Separation Required: No temporary or seasonal merchant shall be located within two hundred feet (200') of the primary public entrance of an existing retail store which sells similar products as its primary business.
- J. Signs: Each fireworks stand, temporary or seasonal merchant shall be limited to one on premises sign, which shall not exceed eight (8) square feet in size. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs shall be prohibited.
- K. Fire Extinguisher Required: A portable fire extinguisher, Type 2A-10 BC minimum, must be mounted within easy reach of each fireworks stand, temporary or seasonal merchant.
- L. City Sponsored Event Or Activity: This section shall not apply to fireworks stands, temporary or seasonal merchants participating in a City sponsored event or activity. (Ord. 2017-13, 7-25-2017)

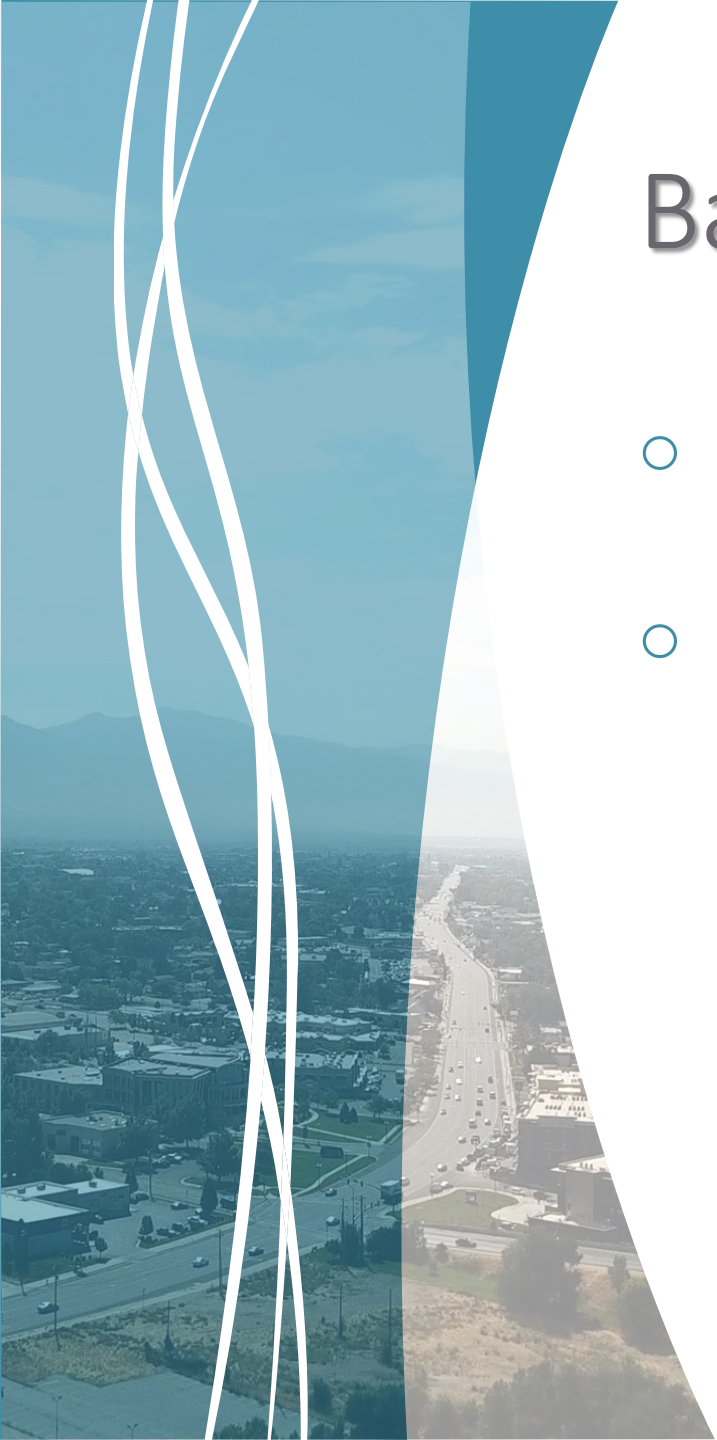
Planning Commission Recommendation

On August 17, 2022, the Planning Commission forwarded a recommendation of **APPROVAL** to the City Council for **ZTA 2022-080059**, a request by Clearfield City to amend regulations for Firework Stands, Temporary or Seasonal Merchants as outlined in Section 11-13-26 of the Clearfield Municipal Code. This recommendation was made with changes outlined and was a unanimous vote.





DOWNTOWN FORM-BASED CODE SIGNAGE Zoning Text Amendment, ZTA 2022-080058



Background

- Current design standards are prohibitive to private business.
- Addition of Building Identification Signage.

Permitted Quantity of Signage by District

4. Maximum Sign Area and Amounts

- (1) Maximum Amount of Signage. Total attached and detached signage for a lot is established based on the district in which the lot is located. Refer to Table 10.2 (1).
 - (a) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 10.8 Window Signs.
 - (b) Directional or Instructional Signs. Directional or Instructional signs are permitted in addition to the maximum Signage quantities.
 - (i) Signs must meet the requirements specified in Title 11-15-7 (Sign Regulations) of the Clearfield City code.
 - (c) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified in Title 11-15 (Sign Regulations) of the Clearfield City code.
- (2) Computation
 - (a) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 - (b) For the purposes of determining sign area, lot width or frontage is measured along the front property line.
 - (i) If the lot is a corner lot, the width shall be measured along the primary street frontage.

5. Illumination

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be internally lit to emphasize the lettering or flooded via down lighting to prevent dark sky illumination.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a Sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
- (5) If externally lit, all sign illumination shall be directed downward.

6. Construction and Maintenance Standards

All signs shall meet the construction and maintenance requirements of the Clearfield City Code.

7. Iconic Signs

(1) Iconic Sign Elements. Iconic Sign Elements of three-dimensional symbols or logos are permitted under the following conditions.

- (a) Symbol or Logo Size. The symbol may not be larger than five feet in any direction, which shall be included in the overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
- (b) No moving parts or external illumination of the symbol may be provided.
- (c) Text. The text letter size may not be more than 30% of the overall area of the sign.

Table 10.2 (1). Permitted Quantity of Signage by District.	
District	Maximum Permitted Quantity of Signage Per Lot
UC, UR, CV	3 square feet per 1 linear foot of lot width with a maximum of 150 square feet
TC, TR, CC	2 square feet per 1 linear foot of lot width with a maximum of 100 square feet



Figure 10.2 (1). Photo Example of an Iconic Sign.

Wall Signs

Table 10.3 (1). Wall Sign Requirements

Permitted Districts	All Districts
Sign Area	Maximum sign area is 15% <u>or 600 square feet</u> of the façade <u>whichever is less</u> (murals are excepted from this maximum) <u>Refer to Table 10.2 (1) for maximum per lot</u>
Height	<u>2' maximum letter or element height</u>
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	18" maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear façade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

10.0 Sign Types

10.3 Wall Sign

1. Description

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 10.3 (1), 10.3 (2), and 10.3 (3).

2. General Requirements

Wall Signs shall be developed according to the standards in Table 10.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals are permitted with an additional review process as specified in Clearfield City Code Title 15 (Original Art Murals).

3. Sign Size Computation

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).

Table 10.3 (1). Wall Sign Requirements	
Permitted Districts	All districts
Sign Area	Maximum sign area is 15% of the façade (murals are excepted from this maximum) Refer to Table 10.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	18" maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear façade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos



Figure 10.3 (1). Measuring Wall Signs.

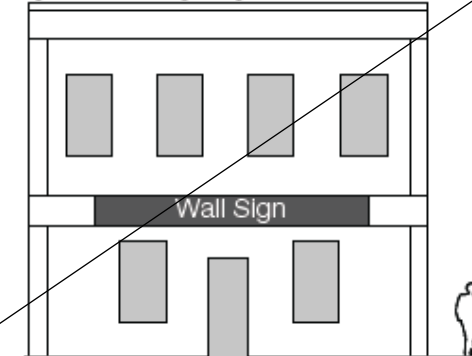


Figure 10.3 (2). Wall Sign.



Figure 10.3 (3). Wall Sign Example

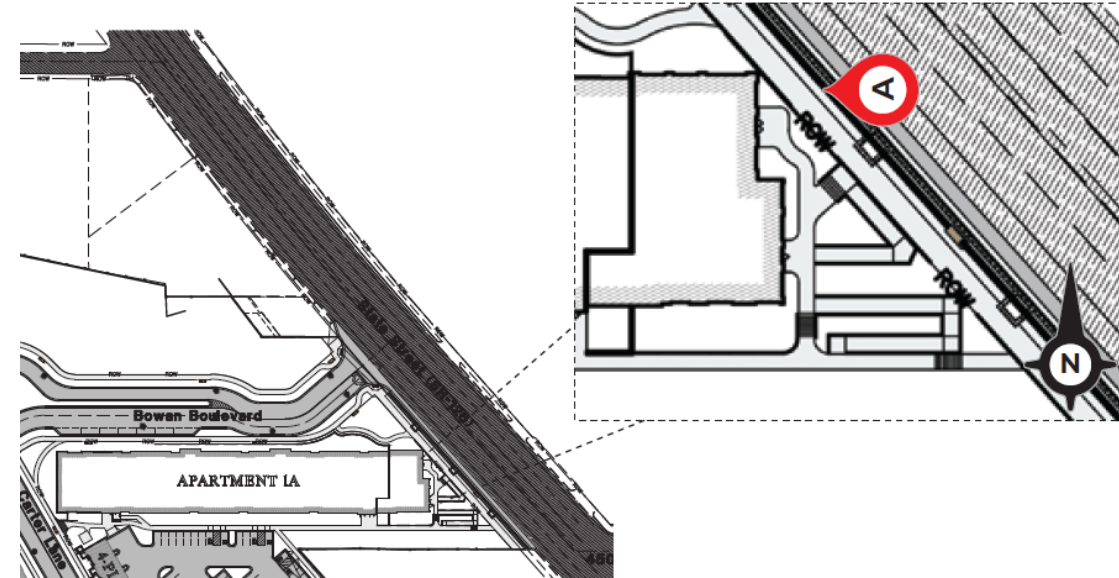
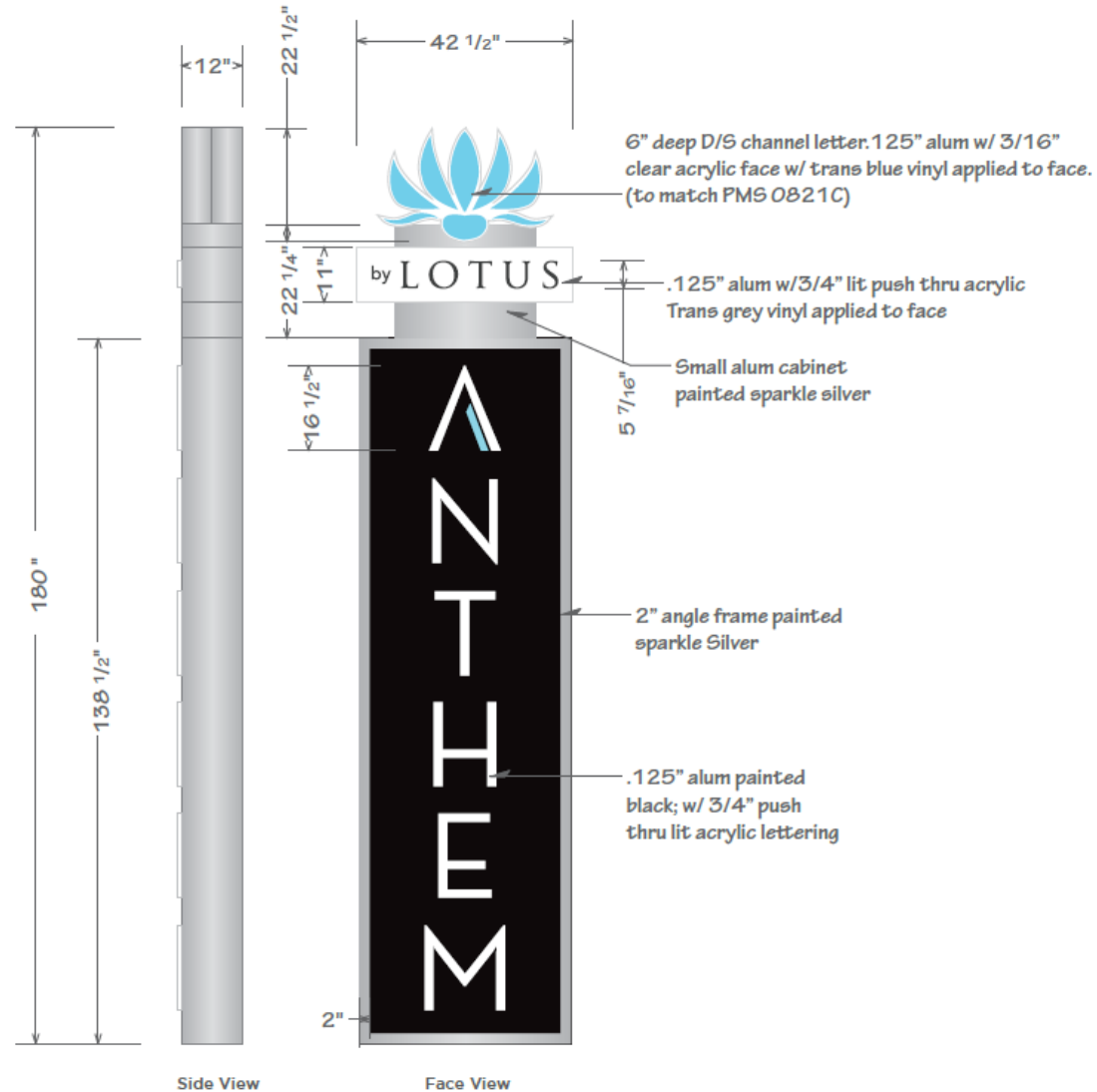
Building Identification Signage

Table 10.11 (1). Building Identification Sign Requirements

Permitted Districts	All Districts
Sign Area	100 sq ft maximum area per sign face. Counts toward maximum 15% façade sign area for wall signs.
Location on the Building	Front or Corner Building Facades.
Placement on the Building	Horizontally oriented wall signage is permitted at the top of the upper story only.
	Vertically oriented wall mounted signage is permitted at the corner or building edge.
	Projecting signage is permitted along any portion of a front or corner façade. No projecting sign may extend greater than 48" from the building surface.
Quantity	1 per building frontage
Internal Illumination	Permitted
Materials	Solid wood, metal & masonry; Plastic synthetics are permitted on sign face. Vacuum formed acrylic signs or box can signs are not permitted.



Lotus Anthem Signage

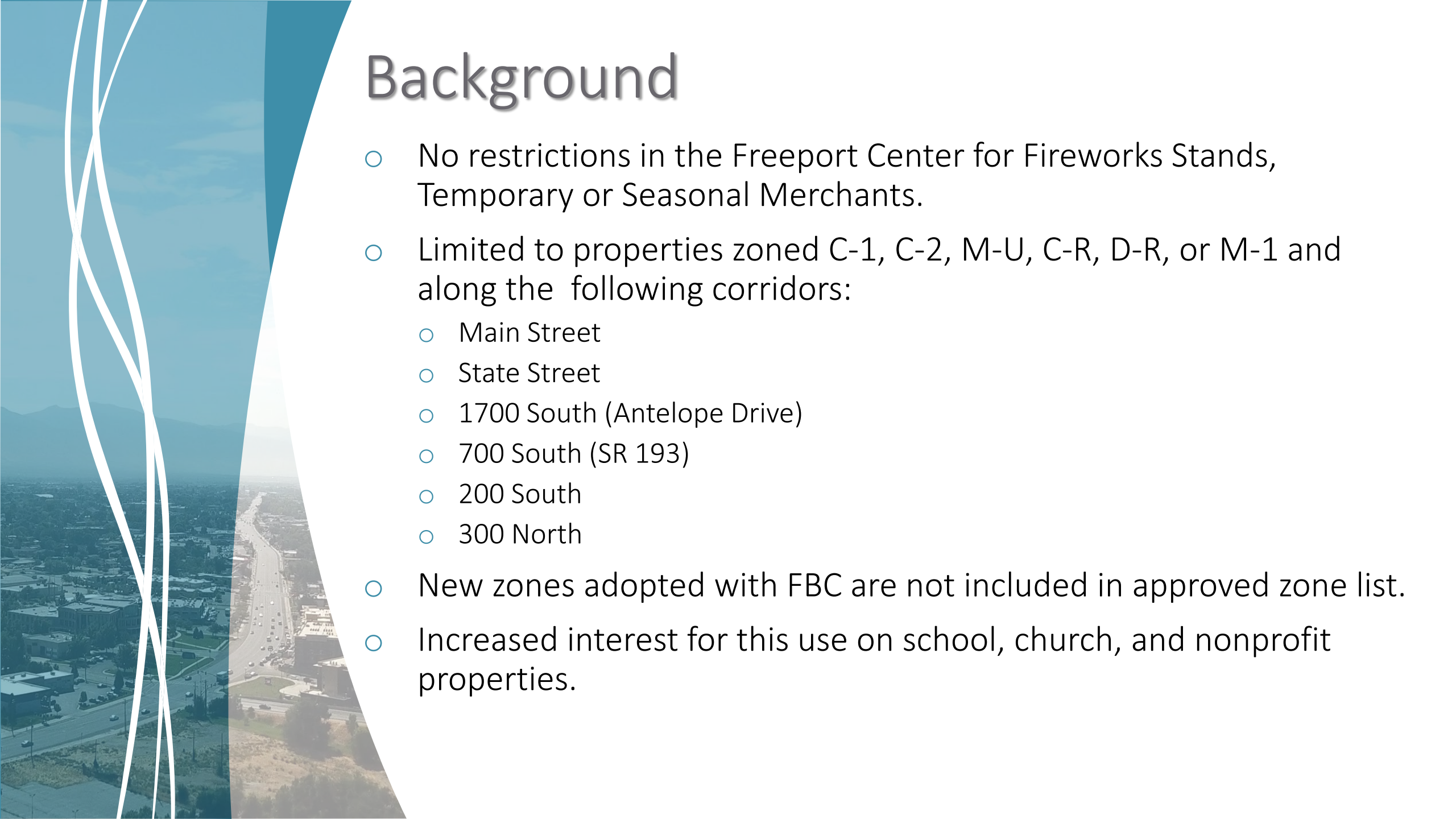


Planning Commission Recommendation

On August 17, 2022, the Planning Commission forwarded a recommendation of **APPROVAL** to the City Council for **ZTA 2022-080058**, a request by Clearfield City to amend the sign regulations in the Downtown Form Based Code as proposed. This recommendation was made on a unanimous vote.



FIREWORKS STAND, TEMPORARY OR
SEASONAL MERCHANT REGULATIONS
Zoning Text Amendment, ZTA 2022-080059



Background

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- Limited to properties zoned C-1, C-2, M-U, C-R, D-R, or M-1 and along the following corridors:
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Planning Commission Recommendation

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