

Clearfield City Council Work Session

May 23rd, 2023



PARKING REGULATIONS
Zoning Text Amendment
ZTA 2022-030050

Background

- *Clearfield Parking Study – September 2022*
- *Planning Commission and City Council feedback*
 - *Joint Work Session – November 1, 2022*
- *Parking ratios, ADA parking, tandem parking, updated dimensions, etc.*
- *Parking ratios and standards added/changed to reflect Planning Commission feedback from April 19, 2023.*
 - *Parking Ratio additions and a few minor changes.*
- *Planning Commission recommendation of approval on May 3, 2023.*

Clearfield Parking Study

Prepared for:
Clearfield City

September 2022

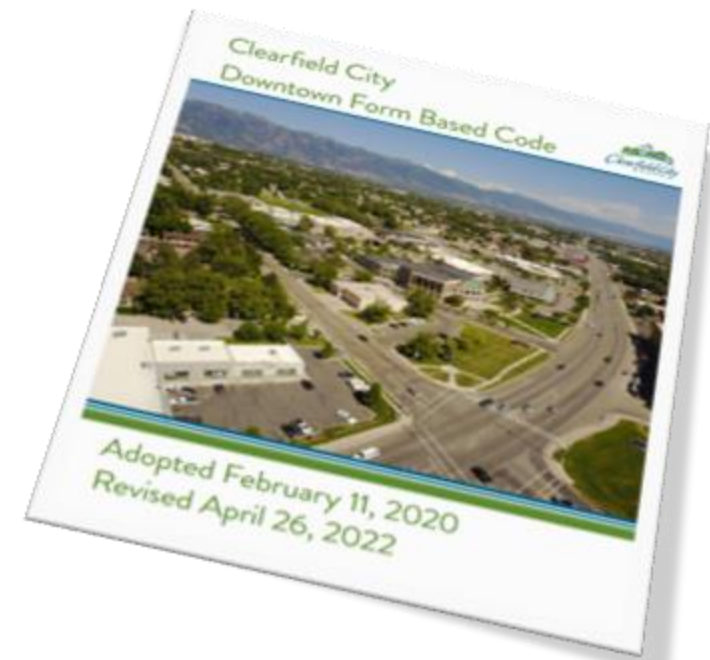
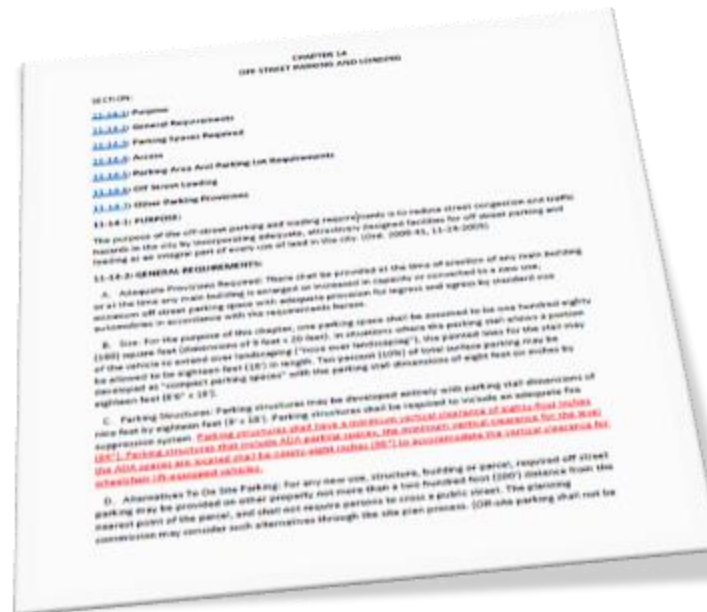
UT 21-2318

FEHR & PEERS
Clearfield City

TRANSPORTATION
LAND USE CONNECTION

Applicable Code Chapters

- Title 11, Chapter 14, Off Street Parking and Loading Regulations – Draft Changes
- Title 11, Chapter 11G, Downtown Clearfield Form-Based Code Parking Standards (Chapter 9) – Draft Changes



Parking Ratio Additions

Daycare, commercial

- *1 space per 5 students and 1 space per employee at highest shift.*

Rehabilitation Treatment Center

- *1 space per 2 beds and 1 space per employee at highest shift.*

Open Space & Recreation

- *Based on a case-by-case parking study.*

Residential Care (Assisted Living, Rest Home, Etc.)

- *0.5 spaces per unit and 1 space per employee at highest shift.*

Minor Changes

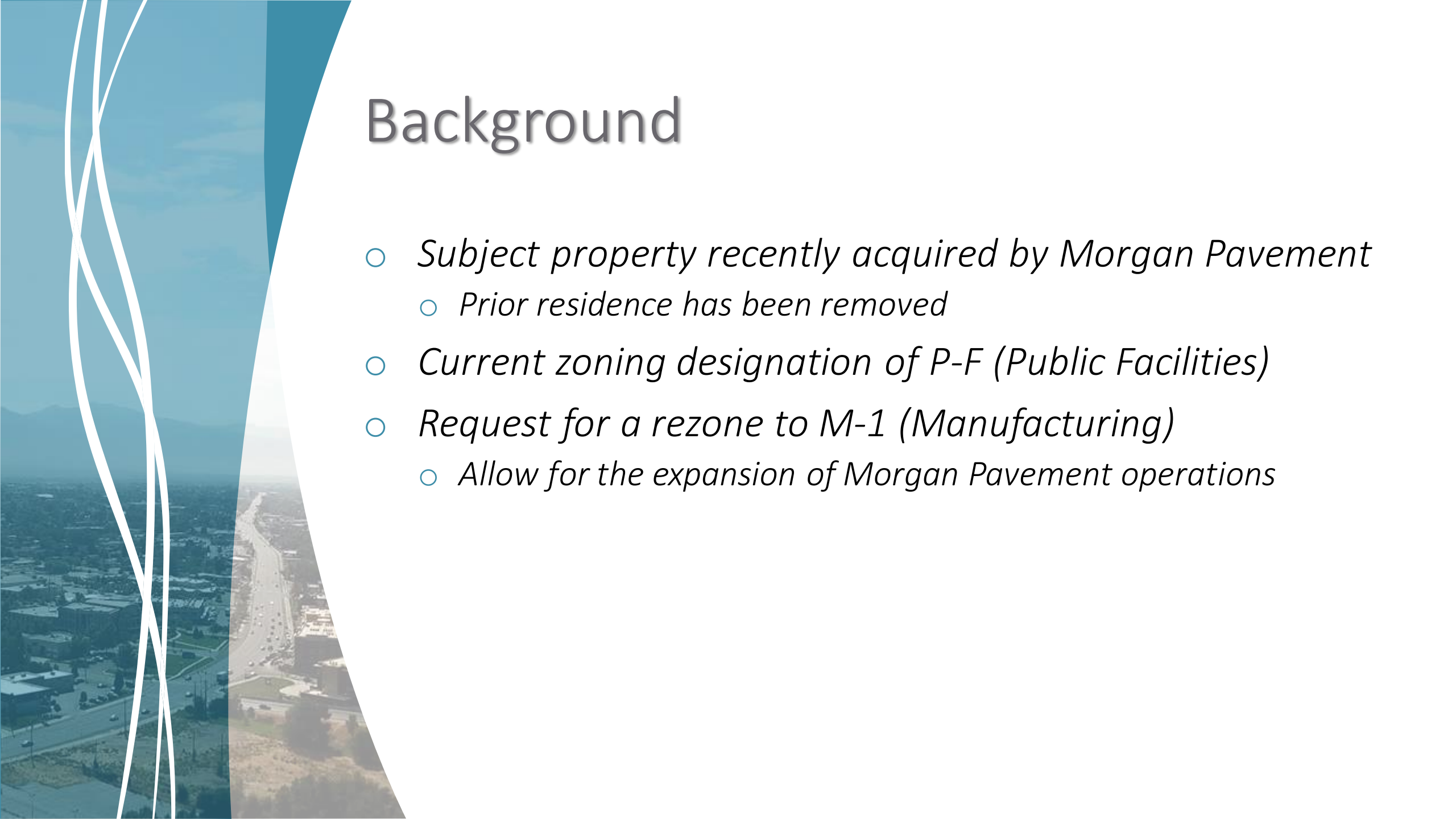
- *Footnote 3 for the ratio table now reads: “Parking behind a garage space located in an apartment building or apartment garages is prohibited unless a driveway is provided that meets the standards of footnote #4 below.” (Min. depth of 20’)*
- *11-14-3 Access Standards*
- *Grammatical cleanups*

Planning Commission Recommendation

On May 3rd, 2023, the Planning Commission forwarded a recommendation of **APPROVAL** to the City Council for **ZTA 2022-0030050**, a zoning text amendment request by Clearfield City to amend parking regulations found in Title 11, Chapters 11G and 14 of the Clearfield Municipal Code. The recommendation was made on a unanimous vote.



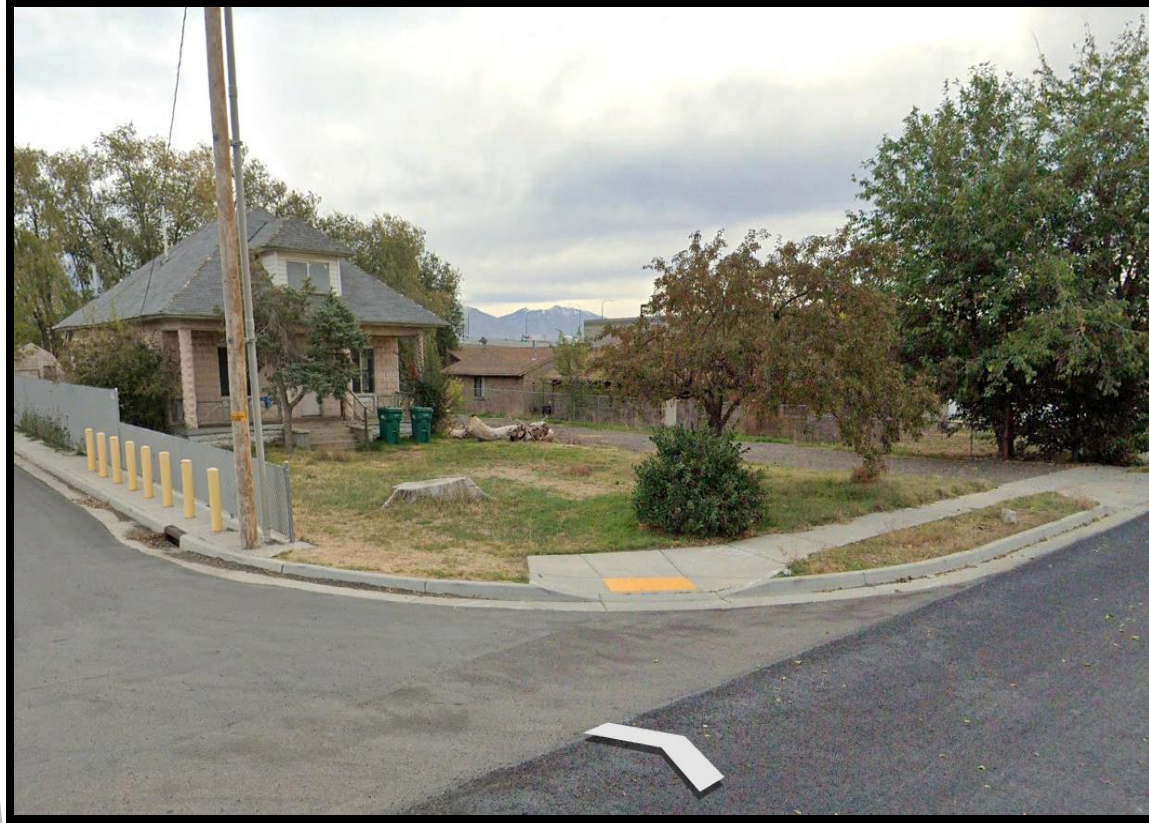
MORGAN PAVEMENT
Zoning Map Amendment P-F to M-1
2022-030050



Background

- *Subject property recently acquired by Morgan Pavement*
 - *Prior residence has been removed*
- *Current zoning designation of P-F (Public Facilities)*
- *Request for a rezone to M-1 (Manufacturing)*
 - *Allow for the expansion of Morgan Pavement operations*

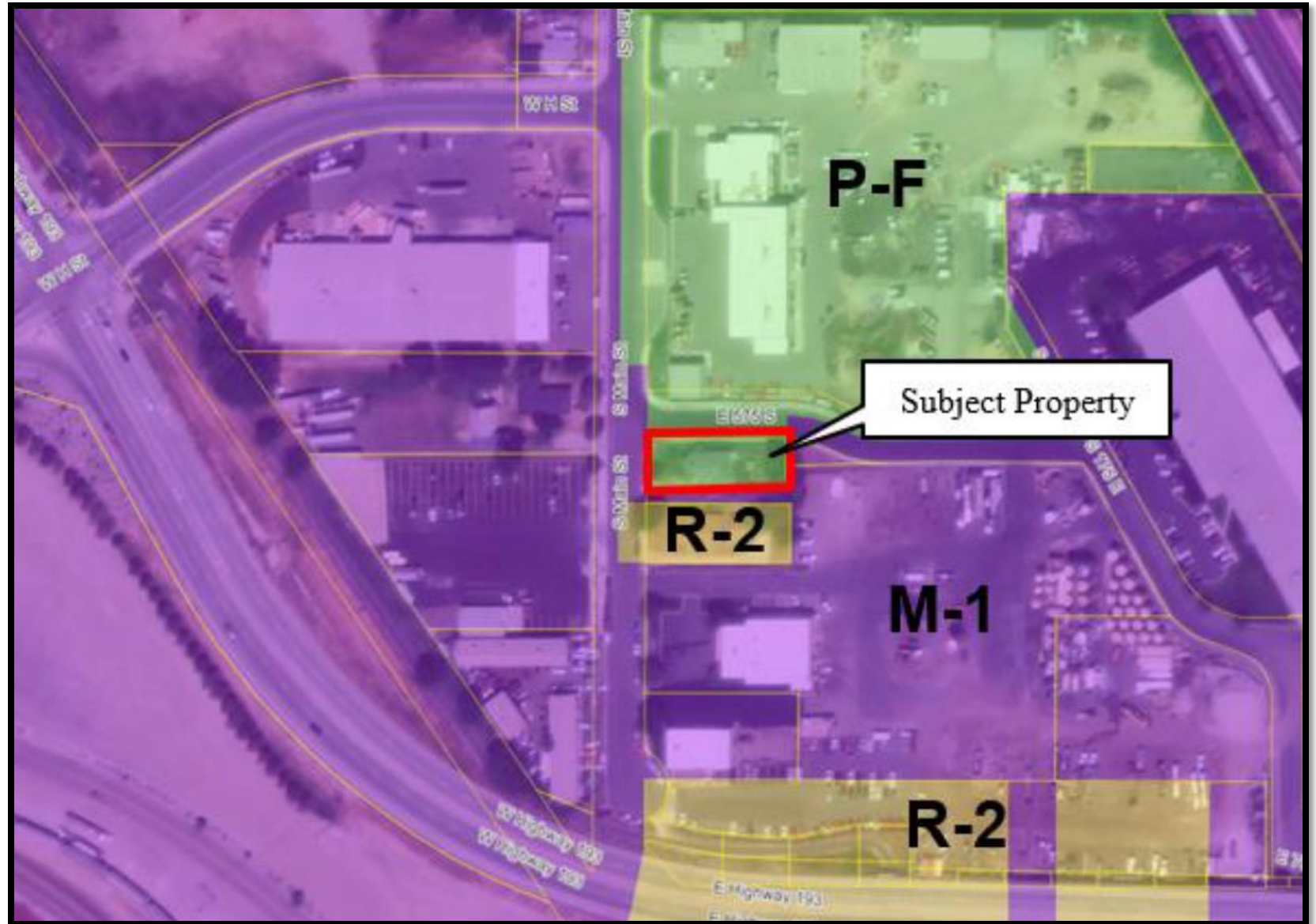
Before



After



Aerial Image & Zoning





Analysis

- General Plan designation is Business Park
 - Change of use from residential to manufacturing is more consistent with the General Plan
- M-1 (Manufacturing) Zone
 - Established to provide areas in the city where processing assembling, warehousing and storage activities may take place, and for incidental facilities that serve the manufacturing area
 - Rezone will create consistency with other Morgan Pavement parcels

Review Considerations

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	Goal 1 of the Land Use Element is to “Maintain consistency between the City’s Land Use Ordinance and the General Plan.” The General Plan currently shows this parcel in the ‘Business Park’ land use category. This rezone would allow for a use more consistent with the intent of the General Plan.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	With Morgan Pavement recently acquiring the property and removing the residence, the rezone will allow for expansion of their business operations.

Planning Commission Recommendation

On May 17th, 2023, the Planning Commission forwarded a recommendation of **APPROVAL** of **RZN 2023-0403** to the Clearfield City Council, a request by Dean Garrett with Morgan Pavement to rezone the property at 593 South Main Street (TIN: 12-003-0098) from P-F (Public Facilities) to M-1 (Manufacturing). This recommendation is based on the findings and discussion of the staff report and was made on a unanimous vote.



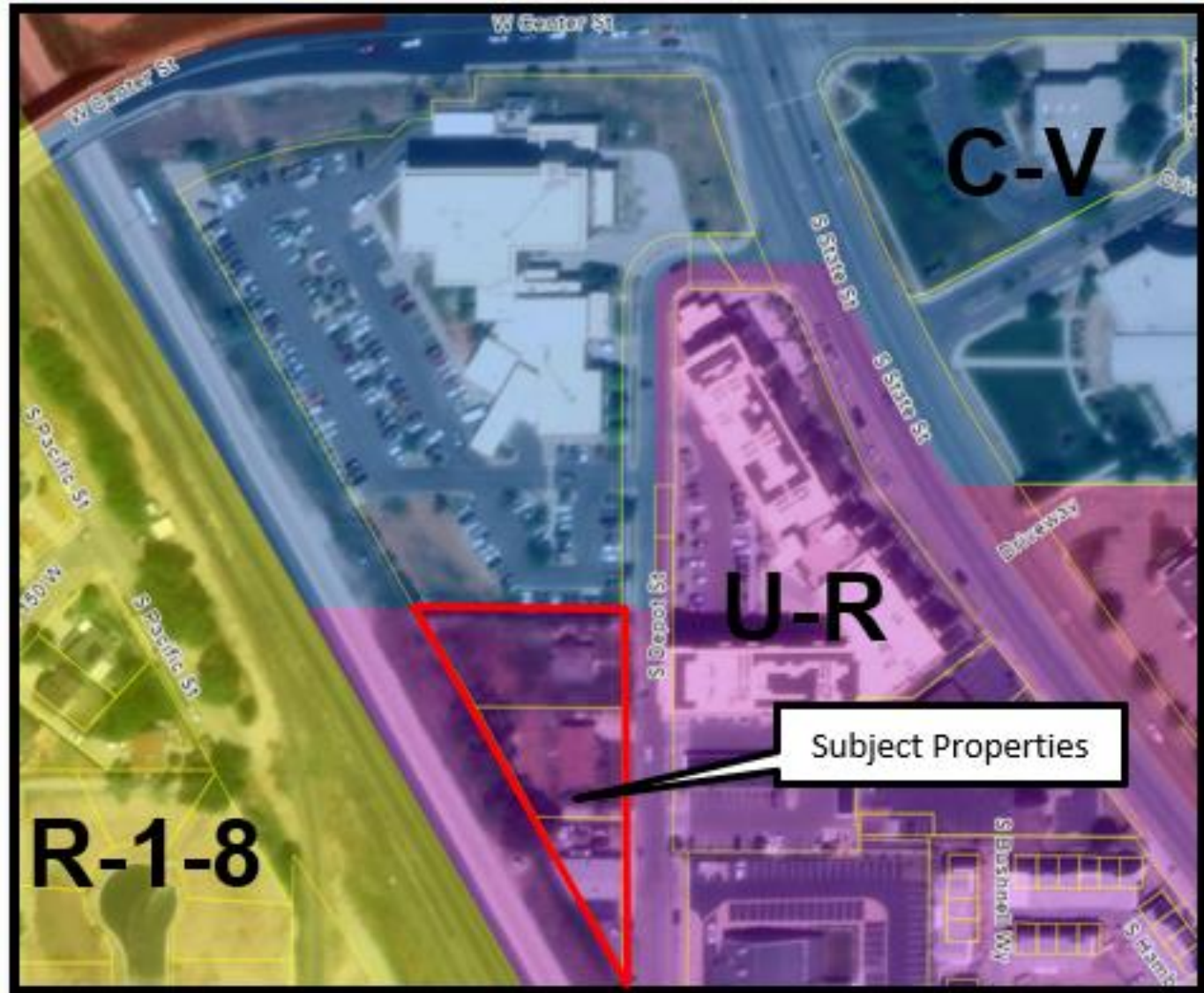
Clearfield City Council Policy Session

May 23rd, 2023



DAVIS COUNTY HEALTH DEPARTMENT
PARKING LOT EXPANSION
Development Agreement, DA 2023-0302

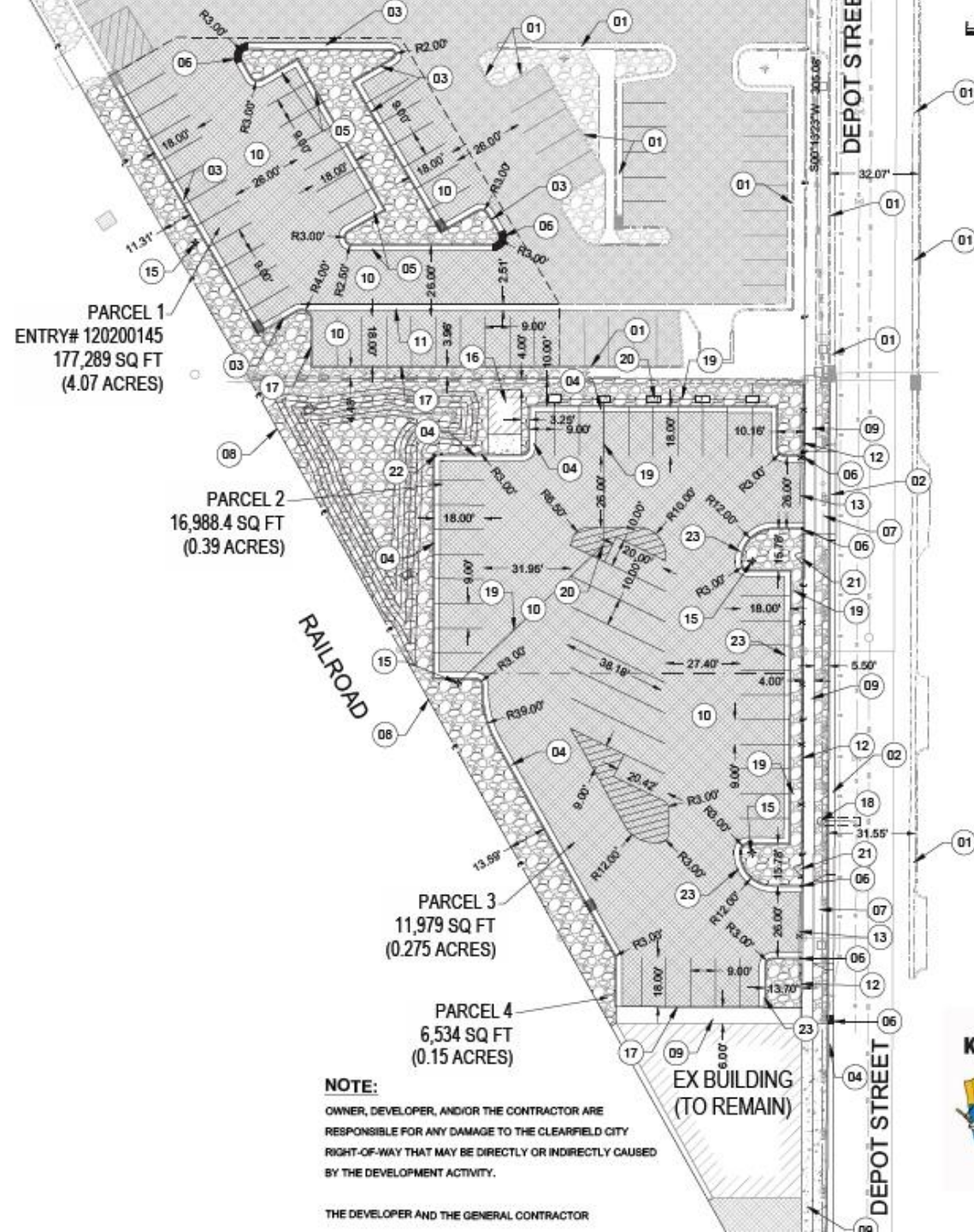
Aerial Image & Zoning



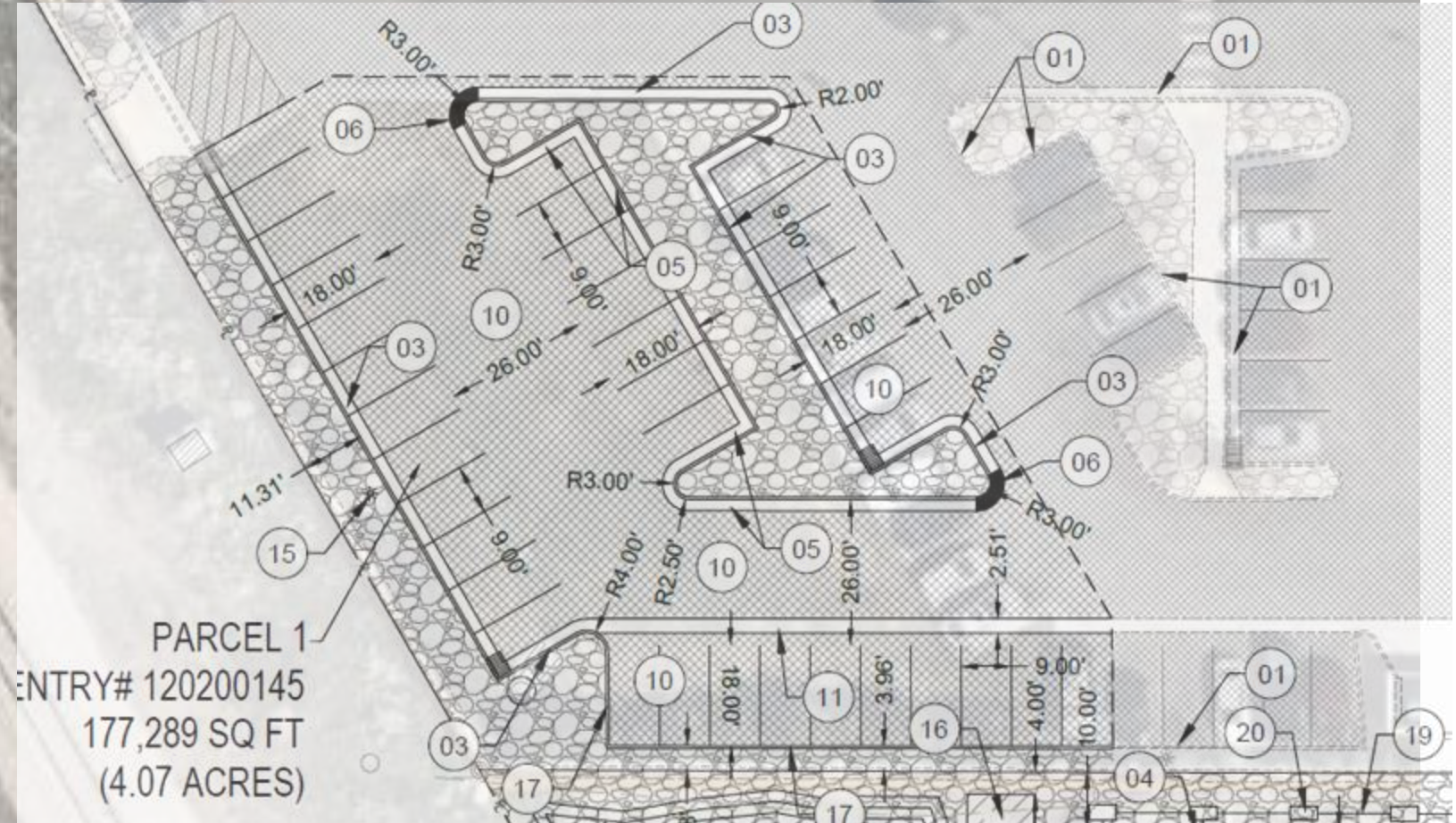


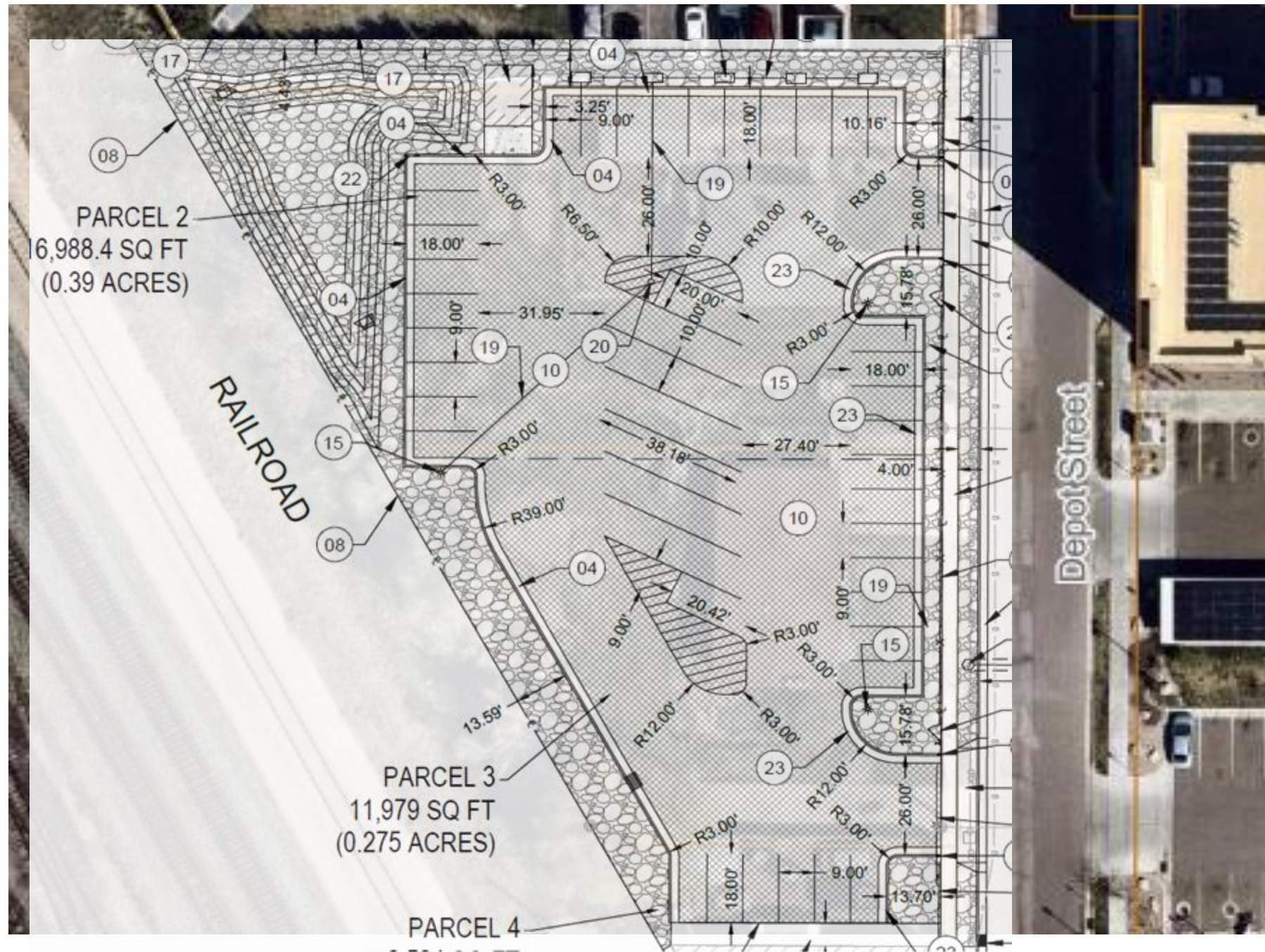
<u>LAND USE TABLE - PARCEL 1</u>		
PROPERTY ZONE: CIVIC COMMERCIAL		
<u>PRE-DEVELOPMENT CONDITIONS</u>		
TOTAL GROSS ACREAGE (ACRES)	177,652.90 SQ FT (4.08 ACRES)	100%
BUILDING FOOTPRINT	33,924.90 SQ FT	19.10%
LANDSCAPING	59,249.40 SQ FT	33.35%
HARDSCAPING	84,478.60 SQ FT	47.55%
ADA PARKING STALLS	9 STALLS	
TOTAL PARKING	160 STALLS	
<u>POST DEVELOPMENT CONDITIONS</u>		
TOTAL GROSS ACREAGE (ACRES)	177,652.90 SQ FT (4.08 ACRES)	100%
BUILDING FOOTPRINT	33,924.90 SQ FT	19.10%
LANDSCAPING	40,656.11 SQ FT	22.88%
HARDSCAPING	103,071.89 SQ FT	58.02%
ADA PARKING STALLS	9 STALLS	
TOTAL PARKING	184 STALLS	

LAND USE TABLE - PARCELS 2, 3 & 4		
PROPERTY ZONE: URBAN MIXED		
TOTAL GROSS ACREAGE (ACRES)	36,405.65 SQ FT (0.84 ACRES)	100%
EX BUILDING FOOTPRINT	3,367.34 SQ FT	9.25%
LANDSCAPING	10,286.30 SQ FT	28.25%
HARDSCAPING	22,752.00 SQ FT	62.50%
ADA PARKING STALLS	0 STALLS	
TOTAL PARKING	45 STALLS	



North Davis Senior Center





Form-Based Code Modifications

- a. The park strip along Depot Street shall be completed to match the existing park strip in front of the existing parking lot and North Davis Senior Center.
- b. The front setback landscaping between the sidewalk and the fleet parking and extending parking lot shall be completed to match the existing front setback landscaping of the existing parking lot area.
- c. The parking lot landscaping for the extended parking lot area shall match the existing landscaping design.
- d. No landscape islands are required for the interior of the fleet parking area.
- e. A 6' wrought iron fence may be provided along the frontage of the fleet parking lot area to provide security and visibility.
- ~~f. A storage shed may be built on the Northeast side of the fleet parking lot.~~
- g. The sidewalk and any missing curb and gutter shall be completed along the entirety of the Davis County parcels to where Depot Street intersects with 200 South and shall include an ADA ramp at the southernmost portion of the properties to facilitate pedestrian access to the sidewalk and ADA ramp on the east side of Depot Street at this intersection point. Roll top type of curbing and gutter may be used on the south end in this area to facilitate vehicle parking.
- h. City street lighting lamp post will be installed per code.
- i. The Parties shall work cooperatively to underground the remaining overhead utilities along the Davis County parcels. Clearfield City will not bear any financial obligation for the completion of this work.
- j. The development of these properties shall comply with all applicable Land Use and Public Works standards.









Planning Commission Recommendation

On May 3, 2023, the Planning Commission forwarded a recommendation of **APPROVAL** to the City Council for the development agreement request by the Davis County Health Department for the properties located at 110-160 S. Depot Street (TIN: 12-020-0033, 12-020-0047, & 12-020-0034). The recommendation was made on a unanimous vote.

