MEETING AGENDA OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at 7:00 P.M., Wednesday, November 20th, 2019, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room
Review agenda items to address questions.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

WORK SESSION AUGUST 8, 2019
REGULAR SESSION AUGUST 8, 2019
WORK SESSION SEPTEMBER 4, 2019
REGULAR SESSION SEPTEMBER 4, 2019

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on RZN 1019-0014, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath (Legislative Matter).


Non-Public Hearings

1. Discussion and Possible Action on PSP, FSP 1019-0011, a preliminary and final subdivision plat request by Stuart Smith to subdivide 1.1 acres of the subject property into three lots for the purpose of a single family development. Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath (Administrative Matter).
DISCUSSION ITEMS

1. Planning Commissioners’ Minute
2. Staff Communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 7th day of November, 2019

/s/Brad McIlrath, Senior Planner

The City of Clearfield, in accordance with the ‘Americans with Disabilities Act’, provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.
Commissioner Murray (Vice Chair) called the work session to order at 6:31 p.m.

Brad McIlrath, Senior Planner, asked if there were any comments about the minutes for the meeting held March 20, 2019. Commissioner Bigelow stated that her name was spelled incorrectly. Mr. McIlrath then confirmed the spelling to make the change. Commissioner Jones commented that she thought the minutes were done well, and there were no further issues with them.

DISCUSSION ON CUP 1906-0013, A CONDITIONAL USE PERMIT REQUEST BY STANLEY M. GIL FOR AN AUTO REPAIR BUSINESS AT THE SUBJECT PROPERTY.

Commissioner Bloomfield asked for clarification regarding the drawings. He perceived them to be a plan of expansion of the building rather than what the request explained. Commissioner Murray then asked if acceptance of the permit would be contingent on the re-submittal of drawings that better represent what the applicant was requesting. Mr. McIlrath explained that when the applicant brought the drawings to the City for submission, the drawings were explained and made sense.

Commissioner Bloomfield also commented that the applicant did not identify any parking stalls for employee parking. There was then further explanation of the drawings by Brad McIlrath, who stated that one of the conditions of the approval required parking for customers and employees, as well as no outdoor storage of automobiles that were being repaired.

Mr. McIlrath then said that during the question and answer session with the applicant there would
need to be clarification regarding where the dumpster was located on the property, whether it was indoor or outdoor.

Commissioner Jones asked whether or not the applicant’s property for the business was directly next to a neighboring business that provided child care. Mr. McIlrath stated that it was. Commissioner Jones expressed her concern regarding the materials being used for auto repair being in such close proximity to children. Mr. McIlrath explained that the fire wall separation as well as the condition for the applicant to no longer have outdoor automobile storage would hopefully alleviate the likelihood of the children being affected by potentially hazardous materials.

DISCUSSION ON CUP 1907-0001, A CONDITIONAL USE PERMIT REQUEST BY CHASE J. HOLBROOK FOR A MOTORCYCLE SALES BUSINESS AT THE SUBJECT PROPERTY.
LOCATION: 22 W. 650 N. (TIN: 14-071-0036). AGGREGATE PARCEL AREA: 0.48 ACRES.

Commissioner Murray clarified that the property location of the item was also Gordon’s Copy Print. It was identified as the same location as Gordon’s Copy Print.

Commissioner Bloomfield stated that the drawing the applicant provided did not properly exhibit where the motorcycle lot would be in relation to the existing office of Gordon’s Copy Print. Mr. McIlrath replied that he would ask the applicant for more clarification on the submitted drawing.

Mr. McIlrath stated that per the fire code, indoor displays of motorized vehicles could be permitted for the intent of sales as long as the fuel tanks did not exceed one-quarter full. He stated that he was unsure whether or not the building had fire sprinklers, and that a fire inspection must be done prior to the approval of a business license application.

Commissioner Jones asked whether or not the City was able to require the applicant to upgrade landscaping on the site, since the property owner was making a change to the business. Mr. McIlrath explained that because the applicant was requesting only a partial change rather than changing the entire nature of the site, the City would not require the applicant to upgrade landscaping to meet current code.

Commissioner Murray asked if there was an existing office or if an additional one would be built. Mr. McIlrath explained there was an existing office, as well as an existing storage area for the storage of the motorcycles.

Commissioner Jones commented that she thought there was going to be a moratorium on vehicle sales businesses. Mr. McIlrath replied staff would be recommending a change to the City Council in the future, but that had not yet happened.

Commissioner Jones moved to adjourn the meeting. Commissioner Uccardi seconded the motion.
CLEARFIELD PLANNING COMMISSION MEETING
August 7, 2019
7:00 P.M. – Regular Session
PRESENT: Kathryn Murray Vice Chair
Robert Browning Commissioner
Chris Uccardi Commissioner
Brett McAllister Commissioner
Ruth Jones Commissioner
Nicole Bigelow Commissioner

ABSENT: Brady Jugler Chair
Eden Bush Youth Ambassador

STAFF PRESENT: Brie Brass City Attorney
Brad McIlrath Senior Planner
Whitney Brazier Customer Service Rep
Spencer Brimley Community Development Director

VISITORS: Stanley Gil, Chase Holbrook

The Pledge of Allegiance was led by Vice Chair Murray.

APPROVAL OF MINUTES FROM MARCH 20, 2019 PLANNING COMMISSION MEETING

Commissioner Jones moved to approve the minutes for the March 20, 2019 meeting with
the changes made in the work session. The motion carried upon the following vote: Voting
AYE – Commissioners McAllister, Uccardi, Murray, Browning, Jones, and Bigelow. Voting
NO – None.

Vice Chair Murray read the Planning Commission Chair statement.

DISCUSSION AND APPROVAL OF CUP 1906-0013, A CONDITIONAL USE PERMIT
REQUEST BY STANLEY M. GIL FOR AN AUTO REPAIR BUSINESS AT THE SUBJECT
PROPERTY, LOCATION: 325 WEST ANTELOPE DRIVE UNITS 7 & 8 (TIN: 12-937-0002),
PARCEL AREA: 0.70 ACRES. ZONE: C-2 (COMMERCIAL). PLANNER: BRAD
MCILRATH (ADMINISTRATIVE MATTER).

Brad McIlrath, Senior Planner, presented the following background information:
- El Chamo was previously approved for emissions and inspections only.
- Previous approval was for Unit 7 only.
- Staff recommendation adds to the conditions previously applied.

Mr. McIlrath described the subject property, as well as the floor plans of the building. He stated
staff recommended the Planning Commission approve, as conditioned, subject to eight
conditions. He reviewed the eight conditions with the Commission. Commission Bloomfield
asked how the conditions would be enforced. Mr. McIlrath replied that Code Compliance officers
managed the enforcement of the conditions.

Commissioner Murray asked if there was a doorway between Units 7 and 8. Stanley Gil,
applicant, stated that there was a doorway, but it was kept open. Commissioner Murray asked if there would be an oil and gas separator. Mr. Gil replied there would be. Commissioner Murray asked where the dumpster would be located. Mr. Gil responded the dumpster was on the outside of the building and that it was enclosed. Commissioner Bloomfield asked if the door between Units 7 and 8 was a fire door. Mr. Gil stated he was unsure and would find out as soon as he could.

Commissioner Jones moved to approve, as conditioned, CUP 1906-0013, a Conditional Use Permit request by Stanley M. Gil for an auto repair business to be located at the property addressed 325 W. Antelope Drive #7 & #8 (TIN: 12-937-0002). This recommendation was based on the discussion and findings in the Staff Report and was subject to the following conditions of approval:

1) The Conditional Use Permit was for auto repair to be conducted in Units 7 & 8 for the property at 325 West Antelope Drive.

2) No outdoor storage was permitted. This includes, but was not limited to, such items as materials, automobiles, automobile parts or the like.

3) A minimum of four striped parking stalls shall be provided for the business and marked as parking for El Chamo. These spaces were to be used for customer and employee parking only and shall not be used for the storage of automobiles that were being worked on. The parking stalls shall have the minimum dimensions of nine feet (9') wide by twenty feet (20’) deep.

4) The site shall be maintained in a neat and orderly manner and have no abandoned or leaking automotive parts except in a closed container for disposal located inside the units.

5) There shall be no overflow parking offsite.

6) The business shall comply with all North Davis Fire District requirements as outlined in the attached review letter.

7) The project shall comply with all building code requirements which include but were not limited to:
   a. The bathroom shall be ADA compliant.
   b. Plans must be submitted for review before there were any changes to the building. The changes shall be inspected for code compliance.

8) The applicant shall obtain a Clearfield City Business License and pay all applicable licensing fees.

Commissioner Browning seconded the motion. The motion carried upon the following vote:

Voting AYE – Commissioners Bigelow, Uccardi, McAllister, Bloomfield and Murray.

Voting NO – None.


Brad McIlrath gave the following background information:

- The location was Gordon’s Copy Print
Maximum of ten motorcycles was allowed.  
Small office and storage area for business.  
Sales by appointment only. Customers would make appointment online.

Mr. McIlrath described the property and how it would be used for the business. He stated that since the building had been there for some time, it was built below the current landscape design standards. He informed the Commission that staff discussed the issue with the legal department and the decision was made to not require the new permit to include a condition of meeting the new landscaping standard.

Commissioner Murray asked for clarification on a statement made in the work session pertaining to the International Fire Code stating that the motorcycles could have only one-quarter tank of gas that must be sealed. Mr. McIlrath stated that was information was correct, based on the letter he received from the Fire District.

Commissioner Murray also asked for further clarification on the landscaping standard, and whether or not staff would require the property owners to remove the weeds on the west side. Mr. McIlrath stated the requirement for weed removal should be added as a seventh condition. Commissioner Bigelow asked what the ordinances were in relation to off-road vehicles being driven in residential areas, and expressed her concern for the noise of the motorcycles being test driven near neighboring residential properties. Mr. McIlrath replied that he was unaware of any prohibition as far as off-road vehicles in residential areas specifically. He indicated roads in residential areas were still public streets. Chase Holbrook, applicant, explained that he sold a lot of custom motorcycles and none of them were off-road vehicles.

Commissioner Bigelow asked the applicant what his plan was concerning the weeds currently on the property. Mr. Holbrook indicated he would have them removed and make sure the property looks nice.

Commissioner Uccardi asked the applicant if there would be any signage on the building for his business. Mr. Holbrook responded that the State did require a sign with a certain square footage for car dealerships, but most of his advertising was online.

Commissioner Jones moved to approve, as conditioned, CUP 1907-0001, a Conditional Use Permit request by Chase J. Holbrook for a motorcycle sales business to be located at the 22 West 650 North (TIN: 14-071-0036). This recommendation was based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

1) The business shall be limited to a maximum of ten (10) motorcycles for sale at this location.
2) All vehicles for sale shall be stored inside the building and not displayed outside or occupy any parking spaces.
3) The ADA parking space shall be provided with a sign at the head of the space to meet ADA standards.
4) The project shall comply with all applicable fire code standards and obtain North Davis Fire District approval prior to the issuance of final Land Use Approval.
5) The business shall comply with all building code standards for this type of use.
6) The applicant shall obtain a Clearfield City Business License prior to the commencement of business operations at this site.

Commissioner Bigelow seconded the motion. The motion carried upon the following vote:
Voting AYE – Commissioners Browning, Uccardi, McAllister, Bloomfield, and Bigelow.
Voting NO – None.

STAFF DISCUSSION

Brad McIlrath, Senior Planner, stated that he had included papers in the Planning Commission agenda packet with information regarding the American Planning Association Utah Chapter Fall Conference. He then briefly talked about the upcoming Planning Commission meeting agenda.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Bloomfield – Nothing

Commissioner Bigelow – Nothing

Commissioner Jones explained that she went on a vacation to a foreign country and was thinking about the Form Based Code in Clearfield and how nice the City looked in comparison to cities in foreign countries.

Commissioner Browning – Nothing

Commissioner Uccardi – Nothing

Commissioner McAllister – Nothing

There being no further business to come before the Planning Commission, Commissioner Uccardi moved to adjourn the meeting. Commissioner Jones seconded the motion. All voting AYE.
Commissioner Juglar called the meeting to order at 6:30 p.m.

DISCUSSION ON APPROVAL FOR THE MINUTES OF JUNE 19, 2019 REGULAR MEETING AND FOR JULY 17, 2019 WORK AND REGULAR MEETINGS
- Commissioner Murray pointed out a few minor changes to be made.

- Final Subdivision Plat.
- There were 50 units proposed for the site but that had changed to only 49 units.
- There would be 5.45 percent open space.
- There would be 21 percent landscaping.
- The developer would need to establish a Home Owners Association to maintain the common areas.

The meeting adjourned at 7:00 p.m.
CLEARFIELD PLANNING COMMISSION MEETING
September 4th 2019
7:00 P.M. - Regular Session

PRESIDING: Brady Jugler Chair

PRESENT: Brady Jugler Chair
Kathryn Murray Vice-Chair
Robert Browning Commissioner
Ruth Jones Commissioner
Brett McAllister Commissioner
Chris Uccardi Commissioner
David Bloomfield Alternate Commissioner
Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Denise, Clayburn Customer Service Rep

VISITORS: Spencer Barber, Jacob Briggs, Joseph Bush

The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF MINUTES FROM JUNE 19, 2019 REGULAR MEETING AND JULY 17, 2019 WORK AND REGULAR MEETINGS

Commissioner Murray moved to approve the minutes from June 19, 2019 regular meeting and July 17, 2019 work and regular meetings with the corrections as pointed out in work session. Seconded by Commissioner Jones. The motion carried on the following vote:
Voting AYE – Commissioners Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO – None.

Chair Jugler read the Planning Commission Chair statement.
DISCUSSION AND APPROVAL OF FSP 1908-0001, A FINAL SUBDIVISION PLAT
REQUEST BY SPENCER BARBER WITH MAYFLY RISE LLC, FOR A FORTY-NINE UNIT
TOWNHOME SUBDIVISION AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140
NORTH MAIN STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002), PROJECT AREA:
1.918 ACRES. ZONE: T-R (TOWN RESIDENTIAL).

Brad McIlrath presented the following facts:
• Preliminary subdivision plat and site plan were approved by the Planning Commission
  with conditions on July 10, 2019.
• Open space requirements would be met in two different areas.
• Setbacks would be ten (10) feet.
He reviewed the conditions for approval with the Commission.

Question from the Planning Commission:
• Commissioner Jones commented on the green space designated between Buildings 8 & 9.
  She stated the renderings look like that area would be concrete. She asked if the open and
  green space requirements would still be met with that designation. Mr. McIlrath
  responded he reviewed that part of drawing. He explained that the FBC allowed an open
  space that could be a gathering area. He commented the landscaping was above that
  required by FBC.

Jacob Briggs, Manager for Mayfly Rise, assured the Commission that all requirements would be
met. He expressed his excitement to be coming to Clearfield with the project.

Commissioner Jones moved to approve, as conditioned FSP 1908-0001, a final subdivision
plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision
located at approximately 172 and 140 North Main Street (TIN:12-001-0212, 12-010-0213, &
12-001-0002). The recommendation was based on the findings and discussions in the Staff
Report with the following conditions:
1) The subdivision plat and improvement drawings shall be revised to address
   Clearfield City Engineering requirements prior to final approval.
2) The project shall include the creation of a Home Owners Association (HOA) to
   maintain all of the private common spaces of the project, including but not limited
   to: landscaping, snow removal, building maintenance, trash collection, and open
   space areas. The proposed CC&Rs shall be revised to provide the needed
   information required by City Code and outlined in the staff report.
3) The power lines and utilities shall be placed underground to allow for the location of
   street lights and street trees along the property frontage and within the furnishing
   zone.
4) The applicant is responsible for the replacement or repair of deteriorated, damaged
   or missing surface improvements surrounding the perimeter of the subdivision. This
   includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip
   improvements, driveways, etc.
5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance in the City Code shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded. Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE – Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO – None.

PLANNING COMMISSIONERS’ MINUTE

Youth Ambassador Bush – Nothing
Commissioner McAllister – Nothing
Commissioner Uccardi – Nothing
Commissioner Murray – Nothing
Commissioner Browning – Nothing
Commissioner Jones – Nothing
Commissioner Bigelow – Nothing
Chair Jugler – Announced his need to resign from the Commission by the end of October. He would be moving to Layton.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 7:40 p.m. Seconded by Commissioner Uccardi.
TO: Clearfield City Planning Commission
FROM: Zack Ludlow, Planning Technician
        Zach.Ludlow@clearfieldcity.org
        801-525-2718
MEETING DATE: Wednesday, November 20, 2019
SUBJECT: Public Hearing, Discussion and Possible Action on RZN 1019-0014, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath (Legislative Matter).

STAFF RECOMMENDATION
Staff recommends that the Planning Commission forward a recommendation of APPROVAL of RZN 1019-0014, a zoning map amendment request by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath (Legislative Matter).

COMMISSION RECOMMENDATION OPTIONS:
Following careful consideration of the information included in this report the commission may decide to vary from Staff’s recommendation and may choose to forward the following recommendations:

1. **Move to recommend Approval of RZN 1019-0014** to the Clearfield City Council, a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.

2. **Move to recommend Denial of RZN 1019-0014** to the Clearfield City Council, a proposal by Stuart Smith to rezone 1.1 acres of the subject property from R-1-8 (Residential) to R-1-6 (Residential). Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres.

3. **Move to table RZN 1019-0014** and request additional time to consider the request.

BACKGROUND
The applicant is requesting the approval for the rezone of the subject property from R-1-8 (Residential) to R-1-6 (Residential) in order to subdivide the property into three single family lots (two flag lots and one standard lot) according to the standards of the R-1-6 Zone. The Clearfield City General Plan has been amended to allow a greater use of the R-1-6 Zone for single-family residential infill development. If rezoned, this property can be subdivided with the minimum lot size of 6,000 square feet. The Clearfield City General Plan supports this rezone request for single-family development in this area.
Public Comment
A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

<table>
<thead>
<tr>
<th>Review Consideration</th>
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<tr>
<td>The proposed amendment is in accordance with the General Plan and Map; or</td>
<td>As recently amended, the General Plan states, “The R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot single-family uses in areas designated as residential in the future land use map. The R-1-6 zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city” (p. 4). Based upon this guidance, the proposed rezone is supported by the General Plan.</td>
</tr>
<tr>
<td>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</td>
<td>With changes to focus multi-family development along the downtown corridor, changes are needed to allow further use of the R-1-6 Zone. These amendments allow greater use of the R-1-6 Zone, and therefore this property is appropriate for the recent amendments and to be rezoned to R-1-6.</td>
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STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council of RZN 1019-0014, for the proposed zoning map amendment, based upon 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 and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.

LIST OF ATTACHMENTS

1. Clearfield City General Plan
2. Zoning Map
3. Outback Subdivision Plat
TO: Clearfield City Planning Commission

FROM: Spencer W. Brimley, Community Development Staff
       Spencer.Brimley@clearfieldcity.org
       (801) 525-2785

MEETING DATE: Wednesday, November 20th, 2019

SUBJECT: Public Hearing, Discussion and Possible Action on RZN 1019-0018, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). Location: Approximately 1100 South 1000 West. (TIN: 12-051-0046 & 12-051-0034). Project Area: 23.75 Acres. Staff: Spencer W. Brimley (Legislative Matter)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of APPROVAL of RZN 1019-0018, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential). This recommendation is based upon the findings outlined in this report.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

Following careful consideration of the information included in this report the commission may decide to vary from Staff’s recommendation and may choose to forward the following recommendations:

1. **Move to recommend approval of RZN 1019-0018**, to the Clearfield City Council, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential), with additional conditions or restrictions.

2. **Move to recommend denial of RZN 1019-0018**, to the Clearfield City Council, a zoning map amendment request by Clearfield City, on behalf of Syracuse City, to rezone approximately 23.75 acres of the subject property from A-1 (Agricultural) to R-1-6 (Residential).

3. **Move to table RZN 1019-0018** and request additional time to consider the request.

BACKGROUND & ANALYSIS

The City is requesting approval for the rezone of the subject property from A-1 (Agricultural) to R-1-6 (Residential) in order to subdivide the property according to the standards of the R-1-6 Zone. The property is owned by Syracuse City, but is within the municipal boundaries of the City of Clearfield. It is located directly south and east of current single subdivisions in this area of the City. Lot size in the R-1-6 requires no less than 6,000 square feet. The City of Syracuse has provided a concept plan for the layout, but the actual subdivisions will not take place until boundary adjustment process between the cities is completed, in January of 2020. Rezoning the property provides the needed zoning for future development of single family dwellings, prior to it being sold for private development. Syracuse City,
following the boundary adjustment, plans to utilize the portion they retain for a much needed cemetery expansion. This expansion is meant to accommodate any future demand and needs for the cemetery.

If rezoned, this property can be subdivided with the minimum lot size of 6,000 square feet which would be smaller than the surrounding subdivisions, but consistent with the opportunities for the infill of housing development within the City and the region.

November 12, 2019 Municipal Boundary Adjustment Council Discussion

- As discussed in the January 2018 work session, Clearfield City and Syracuse City are considering a solutions for the approximate 20 acers owned by Syracuse that is within the Clearfield City Boundary adjustment associated with the planned expansion of the Syracuse Cemetery.
- Syracuse would like to see a portion utilized for their cemetery expansion, while Clearfield would like to see the development of additional single family dwellings in the City.
- The adjustment of the boundary would add approximately 7.8 acres to Syracuse City. The remaining 12.22 acres of Syracuse-owned land will remain in Clearfield City. The remaining property will provide additional single family dwelling development, under a proposed R-1-6 zoning. Attached you will find a map outlining the approximate location of the proposed municipal boundaries.
- Per State law, a series of City Council actions, notices, and public hearings are required for the boundary adjustment to occur. Attached is an outline of the proposed timeline.
- This resolution approved by the Council during their policy session on November 12, 2019 provides notice of the City’s intent to adjusting its boundaries, and directs staff to schedule the required public hearings and notices. Syracuse City proposed and adopted a resolution of the same effect.

Public Comment
A public hearing notice was posted at the property on November 7, 2019. Mailed notices were also sent the same day. As of the date of this report, no public comment has been received.

GENERAL PLAN ANALYSIS

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</tr>
<tr>
<td></td>
<td>With changes to focus multi-family development along the downtown corridor, the R-1-6 Zone is the preferred infill</td>
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Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title. Zoning map amendments of this type allow for greater use of the R-1-6 Zone, it is therefore appropriate and consistent for the requested rezone to R-1-6 for this parcel of land.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council of RZN 1019-0018, for the proposed zoning map amendment, based upon 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 and future development of this area as single family residential will support and be consistent with the surrounding neighborhoods.
3. The rezone of this property to R-1-6 and development in accordance with those standards is consistent with the character and design of the adjacent Tanner Heritage Estates and Meadow Park Subdivision. No. 3, 5, 6 and 10.

ATTACHMENTS

1. Zoning Map
2. Boundary Adjustment map
3. Subdivision Concept
4. Boundary Adjustment Timeline (tentative)
RMP Land to be Annexed
Approx. .92 acres

Syracuse Land to be Annexed
Approx. 7.8 Acres

To remain in Clearfield for SFD
- Approx. 12.22 acres

CLEARFIELD CITY BOUNDARY
SYRACUSE CITY BOUNDARY
Anticipated Process for the Boundary Adjustment between Clearfield and Syracuse City

Although subject to modifications as deemed necessary and in accordance with Utah State Code, the following represents an anticipated timeline related to required process for Boundary Adjustment between Clearfield and Syracuse City. Items listed will be required of each City as outlined in Utah Code Annotated § 10-2-419:

**November 12, 2019:** Consider Approval of Resolution 2019R-21 announcing the Intent of the municipal legislative body to adjust a common boundary; *(a public hearing on the proposed adjustment will be held no less than 60 days after the adoption of the proposed resolution)*

**November 17 & 24, 2019, December 1, 2019:** Publish Notice of Intention for Boundary Adjustment between Clearfield and Syracuse City in the Standard Examiner, as required by Utah Coded Annotated § 10-2-419(4) once a week for three consecutive weeks.

**January 14, 2020:** Public Hearing will be held at the regular meeting place of the Clearfield City Council in the Clearfield City Hall, 55 South State Street, Clearfield, Utah, at 7:00 p.m. on Tuesday, January 14, 2020.

**March 10, 2020:** Final Notice of impending boundary action and approved final location plat submitted to the office of the Lt. Governor within 60 days of both City Council approvals

**March 20, 2020:** Submit the notice of impending boundary action, certificate of boundary adjustment, final local entity play, and certified copy of ordinances approving boundary adjustments, after receiving issuance of certificate of boundary adjustment.

**Boundary adjustment is effective either July 1 or January 1, following certificate of issuance by Lt. Governor’s Office.**

*indicates process specific to Clearfield City land use requirements*
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 14, 2020</td>
<td>Following a public hearing Clearfield City Council, may take action by approving the proposed boundary adjustment.</td>
</tr>
<tr>
<td>*November 20, 2019</td>
<td>Planning Commission consideration of the rezone of property owned by Syracuse, within Clearfield’s boundary from A-1 to R-1-6, for the purpose of single family development.</td>
</tr>
<tr>
<td>*December 3, 2019</td>
<td>City Council work session to consider and discuss the rezone of property owned by Syracuse, within Clearfield’s boundary from A-1 to R-1-6, for the purpose of single family development.</td>
</tr>
<tr>
<td>*December 10, 2019</td>
<td>City Council consideration, discussion and possible action for the rezone of property owned by Syracuse, within Clearfield’s boundary from A-1 to R-1-6, for the purpose of single family development.</td>
</tr>
<tr>
<td>March 10, 2020</td>
<td>If approved, on or about this date the signed plats will be sent to the Lt. Governor’s Office for processing within 10 days.</td>
</tr>
<tr>
<td>March 20, 2020</td>
<td>On or about this date, the annexation will be recorded with Davis County.</td>
</tr>
<tr>
<td>*Month Day, 2020</td>
<td>Planning commission considers approval of preliminary plat and recommendation of final plat for the purpose of single family development.</td>
</tr>
<tr>
<td>*Month Day, 2020</td>
<td>City Council, in a work session will discuss the request for final plat for the purpose of single family development.</td>
</tr>
<tr>
<td>*Month Day, 2020</td>
<td>City Council consideration, discussion and possible action considers approval of the final plat for the purpose of single family development.</td>
</tr>
</tbody>
</table>

*indicates process specific to Clearfield City land use requirements
TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, June 5th, 2019

SUBJECT: Discussion and Possible Action on PSP, FSP 1019-0011, a preliminary and final subdivision plat request by Stuart Smith to subdivide 1.1 acres of the subject property into three lots for the purpose of a single family development. Location: Approximately 1950 South Main Street. (TIN: 12-080-0030). Project Area: 1.1 Acres. Planner: Brad McIlrath (Administrative Matter).

RECOMMENDATION

Staff recommends that the Planning Commission move to approve as conditioned, PSP 1019-0011, a preliminary subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030). This recommendation is based on the subdivision discussion and findings in the Staff Report.

Staff recommends that the Planning Commission forward a recommendation of approval to the Clearfield City Council for FSP 1019-0011 as conditioned; a final subdivision plat request by Stuart Smith for a three-lot subdivision of the subject property located at 1950 South Main Street (TIN: 12-080-0030). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Project Name</th>
<th>Site Location</th>
<th>Tax ID Number</th>
<th>Applicant</th>
<th>Owners</th>
<th>Proposed Actions</th>
<th>Current Zoning</th>
<th>General Plan Land Use Classification</th>
<th>Gross Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Outback Subdivision</td>
<td>1950 South Main Street</td>
<td>12-080-0030</td>
<td>Stuart Smith</td>
<td>Mainline Construction, Inc.</td>
<td>Preliminary and Final Subdivision Plat Approval</td>
<td>R-1-8 (Residential) request to R-1-6 (Residential)</td>
<td>Residential</td>
<td>1.1 Acres</td>
</tr>
</tbody>
</table>
BACKGROUND & OVERVIEW

The applicant is requesting approval to subdivide this property into two flag lots and one regular lot subject to the development standards of the R-1-6 zone. The two flag lots will each have access on either side of the regular lot and are designed to allow full access for ambulance and fire truck apparatus. Lot 1 (the front regular lot) will have an area of 14,060 square feet (0.323 acres) and will allow the existing home to remain in place. Lot two (the north flag lot) will have an area of 15,465 square feet (0.355 acres) and is provided with a 28.70 foot access flag stem for the property. Lot 3 (the south flag lot) will have an area of 13,924 square feet (0.320 acres) and will have a 20 foot access flag stem that narrows to 18.5 feet next to the existing detached garage located on Lot 1.
Lots 2 & 3 are provided with a cross access easement that is 20 feet wide between the two properties and encompasses the entirety of the access stems of each lot. The purpose behind the cross access easement is to ensure full access for emergency vehicles, especially fire trucks. Without this shared access easement, each lot would be required to provide a fire truck turnaround. Based upon multiple conversations with the Deputy Fire Chief at the North Davis Fire District, this was the design that was acceptable for safe and convenient fire access.

General Plan and Zoning
The subdivision request is running concurrently with a rezone request to rezone the existing property from R-1-8 (Residential) to R-1-6 (Residential). Every single-family zone has minimum standards for property width and size. The proposed lots exceed all of the minimum standards of the R-1-8 zone, except that each flag lot does not meet the minimum property width. To accommodate the flag lots, the applicant is requesting the change to R-1-6, so each lot will meet the minimum development standards for the zone in which they are located.

As stated in the rezone report, the General Plan was amended earlier this year to allow the use of the R-1-6 zone for single-family residential development throughout the City. It is primarily identified as an appropriate zone for residential infill developments, as opposed to multi-family zoning districts that have been used in the past. If this property is not developed as proposed with this rezone, and the rezone is approved, any future development will need to comply with the R-1-6 zone standards. Based upon the R-1-6 zoned subdivision to the east and the recent changes to the General Plan, staff supports the rezone regardless of how the property is ultimately subdivided. With relation to this subdivision request, the lots all comply with the development standards of the R-1-6 zone.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW
The final subdivision plat submission includes an improvement plan, an erosion control plan, and a storm water pollution prevention plan (SWPPP). The Clearfield City Engineer is reviewing the plans and will provide a review letter prior to the City Council meeting. As required by ordinance, the applicant will need to provide a Geotechnical report for review by the City Engineer. Public Works staff along with the North Davis Fire District have reviewed this subdivision and provided direction prior to submittal for City approval. A review letter from the North Davis Fire District will be provided prior to the City Council meeting.

Public Comment
A public notice sign was posted on November 12, 2019. As of the date of this report, neighbors have called regarding the project, but none have been in opposition to the subdivision and rezone.

PRELIMINARY AND FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL
Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission approve the preliminary subdivision plat and recommend approval of the final subdivision plat to the Clearfield City Council, subject to the following conditions:

1) Approval of the subdivision is subject to approval of the requested rezone from R-1-8 (Residential) to R-1-6 (Residential). If approved, the subdivision and lots shall comply with the development standards of the R-1-6 zone.

2) Plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final signatures on the plat and recording of that plat.
3) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

4) An Escrow agreement or bond for the public improvements shall be approved by the City Engineer and posted prior to the recordation of the plat as outlined in Section 12-9-2 of the subdivision ordinance.

ATTACHMENTS

1. Subdivision Plat
2. Subdivision Improvement Drawings
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES HAVE RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND OTHER APPROVALS ARE OBTAINED. THE CONTRACTOR ACKNOWLEDGES THAT HE/ SHE HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND DOCUMENTS HAVE BEEN OBTAINED AND THAT THE SITE IS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OUTBACK SUBDIVISION
1950 SOUTH MAIN STREET
CLEARFIELD, UTAH

DATE: 10/01/2019
19-210
CGR

STRUCTURAL            CIVIL             SURVEY               WWW.SILVERPEAKENG.COM

EROSION CONTROL PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SEAL:
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

S:\Silverpeak Projects\2019 Projects\19-210 Mainline Clearfield Flag Lots\19-210 Outback Sub(2).dwg, 10/23/2019 11:48:37 AM
OUTBACK SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Conclusions & BMP Sequencing

1. Inlet Protection
   - Fabric Under Grate
   - Curlex Log (Straw/Cloth Sack)

Concrete Waste Management

Equipment Maintenance/Repair

Silt Fence Detail

Definitions