The Pledge of Allegiance was led by Chair Jugler

PUBLIC HEARING FOR RZN 1707-0001, A REQUEST BY UTAH TRANSIT AUTHORITY (“UTA”) AND CLEARFIELD CITY FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) AND C-2 (COMMERCIAL) TO MU-SP (MIXED USE WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 29 ACRES OF PROPERTY LOCATED AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE STREET AND 1400 SOUTH AND 1000 EAST (TIN: 12-882-0005, 12-882-0001, 12-066-0138)

Chair Jugler declared the public hearing open at 7:02 p.m.

There was no public comment.

Commissioner Jones moved to close the public hearing at 7:03 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Jones, Parkinson, Uccardi, Murray, Browning and Britton. Voting NO: None.
DISCUSSION ON RZN 1707-0001, A REQUEST BY UTAH TRANSIT AUTHORITY ("UTA") AND CLEARFIELD CITY FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) AND C-2 (COMMERCIAL) TO MU-SP (MIXED USE WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 29 ACRES OF PROPERTY LOCATED AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE STREET AND 1400 SOUTH AND 1000 EAST (TIN: 12-882-0005, 12-882-0001, 12-066-0138)

Spencer Brimley said the rezone was a joint effort with Utah Transit Authority (UTA) and Clearfield City. The UTA board requested the City consider the rezone of the remaining parcels created from the pending subdivision for Stadler Rail. The request was to be considered and approved prior to finalizing the sale of property to the Clearfield CDRA for the Stadler Rail Project. Clearfield City and UTA staff collaborated on an approach to rezone of the remainder parcels from C-2 (Commercial) and M-1 (Manufacturing) to M-U Mixed Use, with a Special Overlay (MU-SP) on approximately 29.11 acres which was consistent with UTA TOD Design Guidelines.

The rezone request facilitated the next steps for development of the remaining parcels and the SP overlay allowed for the MU Zone to be applied to a smaller area (about 29 acres). Mr. Brimley stated the MU Zone required a Master Development Plan. The SP overlay was in accordance with UTA’s TOD Design Guidelines. The Station Area Plan would address Clearfield Station specifically and would allow UTA and Clearfield to court developers to implement the plan. The selected developer(s) would create a formal Master Development Plan, consistent with the Station Area Plan and the TOD Design Guidelines.

Mr. Brimley reviewed the conditions of approval. The rezone required a recommendation from the Planning Commission to the City Council.

Jordan Swain representing UTA said the rezone allowed the remainder of the master plan to come to fruition. UTA supported the plan and would work with the developers for the design and development of the area.

RECOMMENDATION FOR RZN 1707-0001, A REQUEST BY UTAH TRANSIT AUTHORITY ("UTA") AND CLEARFIELD CITY FOR A REZONE OF PROPERTY FROM M-1 (MANUFACTURING) AND C-2 (COMMERCIAL) TO MU-SP (MIXED USE WITH A SPECIAL PURPOSE OVERLAY) ON APPROXIMATELY 29 ACRES OF PROPERTY LOCATED AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE STREET AND 1400 SOUTH AND 1000 EAST (TIN: 12-882-0005, 12-882-0001, 12-066-0138)

Commissioner Britton moved to recommend to the City Council approval of RZN 1707-0001, a request by Utah Transit Authority ("UTA") and Clearfield City for a Rezone of Property from M-1 (Manufacturing) and C-2 (Commercial) to MU-SP (Mixed Use with a Special Purpose Overlay) on approximately 29 acres of property located at or near 1200 S. State, 1250 S. State Street and 1400 S and 1000 E (TIN: 12-882-0005, 12-882-0001, 12-066-0138) with the following conditions:

1. The MU-SP rezone will apply only to the remainder parcels, approximately 29.11
acres in size.
2. The rezone is contingent upon the sale of the adjacent 24 acres (approximately) by UTA to the Clearfield CDRA, and then by the CDRA to Stadler Rail.
3. The rezone shall not take effect without the approval of a Master Development Plan and approval and execution of a development agreement, between the Clearfield City and the developer.
4. No building permit will be issued under this zoning designation without the approval of an MDP for the remainder parcels

Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Jones, Parkinson, Uccardi, Murray, Browning and Britton. Voting NO: None.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Jones – nothing
Commissioner Parkinson – may or may not be here on August 9th but would send his comments on conditional uses to Mr. Brimley.
Commissioner Uccardi – nothing
Commissioner Murray – nothing
Commissioner Browning – nothing
Commissioner Murray – nothing
Commissioner Britton – nothing
Commissioner Jugler – apologized for the time of his arrival.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 7:14 P.M. Seconded by Commissioner Uccardi.