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, August 1st, 2018, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield UT 84015.

CALL TO ORDER-- PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: July 11th, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on PSP & FSP 1807-0003, a preliminary and final subdivision plat request by Donovan Gilliland for the reconfiguration of the existing properties for a future development. **Location:** 52 S. Main St., 17 N. Main St., 75 N. Main St., and 101 N. Main St. (TIN: 12-020-0143, 12-020-0018, 12-020-0020, 12-020-0021, 12-020-0022, & 12-020-0075) **Aggregate Parcel Size:** 6.96 acres. **Zoning:** T-R (Town Residential) and CV (Civic). **Planner:** Brad McIlrath (Administrative Matter).

2. Public Hearing, Discussion and Possible Action on RZN 1807-0001, a rezone request by Jerry Preston on behalf of Mid-Town – University LLC to rezone the subject property from C-2 (Commercial) to D-R (Downtown Redevelopment). **Location:** 788 South 2000 East (TIN: 09-419-0102). **Parcel Size:** 9.39 acres. **Planner:** Brad McIlrath (Legislative Matter).

3. Public Hearing, Discussion and Possible Action on RZN 1807-0002, a rezone request by Syracuse City to rezone all of one property and a portion of another from M-1 (Manufacturing) to P-F (Public Facilities). **Location:** The properties are located approximately at F Street and 3rd Street in the Freeport Center (TIN: 12-065-0050 & 12-065-0049). **Parcel Size:** 5.294 acres. **Planner:** Brad McIlrath (Legislative Matter).

4. Public Hearing, Discussion and Possible Action on PSP & FSP 1807-0002, a preliminary and final subdivision plat request by Syracuse City to combine a portion of the existing parcel with the TIN: 12-065-0050 to the parcel to the west with TIN: 12-065-0049. **Location:** The properties are located approximately at F Street and 3rd Street in the Freeport Center. **Aggregate Parcel Size:** 5.295 acres. **Zoning:** M-1 Manufacturing (Current), P-F Public Facilities (Proposed). **Planner:** Brad McIlrath (Administrative Matter).

5. Public Hearing, Discussion and Possible Action on CUP 1807-0002 a conditional use request by Syracuse City to construct two (2) new water towers at the subject property. The Conditional Use Permit request is to allow a height of 110’ for the proposed water towers. **Location:** Approximately F Street and 3rd Street in Freeport Center (TIN: 12-065-0050 & 12-065-0049). **Parcel Size:** 5.294 acres. **Zoning:** M-1,
Manufacturing (Current); P-F, Public Facilities (Proposed). **Planner:** Brad McIlrath (Administrative Matter).

Non-Public Hearing

6. Discussion and Possible Action on **SP 1807-0002** a site plan request by Syracuse City to construct two (2) new water towers at the subject property. **Location:** Approximately F Street and 3rd Street in Freeport Center (TIN: 12-065-0050 & 12-065-0049). **Parcel Size:** 5.294 acres. **Zoning:** M-1, Manufacturing (Current); P-F, Public Facilities (Proposed). **Planner:** Brad McIlrath (Administrative Matter).

Public Hearings

7. Public Hearing, Discussion and Possible Action on **ZTA 1806-0007**, a zoning text amendment request by Kevin Porter to consider the allowance of attached single-family dwellings to nonresidential uses in the M-1 Zone subject to development standards that limit the size, location, and applicability of such use. **Planner:** Brad McIlrath (Legislative Matter).

8. Public Hearing, Discussion and Possible Action on **ZTA 1807-0005**, a zoning text amendment by Clearfield City to enact a small wireless facilities ordinance. The purpose of this ordinance is to govern the use, location, construction, and design of small wireless facilities within the public right-of-way. **Planner:** Spencer Brimley (Legislative Matter).

DISCUSSION ITEMS

9. Staff Discussion
10. Planning Commissioners’ Minute
11. Staff communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 27th day of July, 2018.

/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 Christine Horrocks at 525-2782, giving her 48 hours notice.

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.