The Pledge of Allegiance was led by Chair Jugler.

APPROVAL OF MINUTES FROM JULY 11, 2018 PLANNING COMMISSION MEETING

Commissioner Britton moved to approve the minutes of the July 11, 2018 Planning Commission meeting as written. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

Chair Jugler read the Planning Commission Chair statement.

PUBLIC HEARING AND DISCUSSION ON PSP & FSP 1807-0003, A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST BY DONOVAN GILLILAND FOR A 5-LOT SUBDIVISION TO RECONFIGURE THE EXISTING PROPERTIES FOR A FUTURE DEVELOPMENT. PROPERTIES LOCATED AT: 52 SOUTH MAIN STREET, 17 NORTH MAIN STREET, 75 NORTH MAIN STREET, AND 101 NORTH MAIN STREET (TIN: 12-020-0143, 12-020-0018, 12-020-0020, 12-020-0021, 12-020-0022, & 12-020-0075)

The public hearing was opened at 7:05 p.m.
Brad McIlrath, Senior Planner, said the proposed five lot Clearfield Junction Subdivision was located at the northwest corner of Main Street and Center Street and was zoned T-R (Town Residential). The proposed construction on the lots would be two mixed-use buildings, two multi-family buildings and a library. The plat is provided with a shared access, parking, and utility easement.

Based on the review by staff and the City Engineer, staff recommended the Planning Commission approve the Preliminary Subdivision Plat and forward a recommendation of approval to the City Council for the Final Subdivision Plat with the conditions listed.

Commissioner Murray asked where the retail or commercial portion of the development was located. Mr. McIlrath said the two buildings facing Main Street would have commercial on the ground floor and the buildings in the rear were multi-family.

PUBLIC COMMENT:

There were no public comments.

Commissioner Murray moved to close the public hearing at 7:11 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.


Commissioner Britton moved to approve the preliminary subdivision plat PSP 1807-0003, and forward a recommendation of approval to the City Council as conditioned for the final subdivision plat FSP 1807-0003, a request for the proposed 5-lot subdivision for the properties addressed 52 South Main Street; 17, 75, and 101 North Main Street (TIN: 12-020-0143, 12-020-0018, 12-020-0020, 12-020-0021, 12-020-0022, & 12-020-0075). This recommendation is based on the discussion and findings in the Staff Report with the following conditions:

1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal and recording of the Final Subdivision Plat.

2) 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, sidewalk, landscaping park strip improvements, driveways, etc.

3) Future development of these properties shall comply with the development standards outlined in the Downtown Form Based Code.
4) An escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in Clearfield City Code § 12-4-6.

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


The public hearing was opened at 7:12 p.m.

Brad McIlrath said the property was currently zoned C-2 and was located at the corner of SR 193 and University Park Boulevard (2000 East). The designation on the future land use map was mixed use. The intention of the rezone was to redevelop the site with high density residential and an office building. The corner piece of property was not included in the rezone because the proposed use was allowed in the C-2 zone. The concept plan was reviewed and Mr. McIlrath noted that due to the results of a market study there would not be a hotel but there would possibly be an office building. There was a significant difference in elevation on the site.

The rezone was consistent with the general plan as a mixed used development. The D-R (Downtown Redevelopment) zone was designated for the downtown corridor plus any major corridors. Staff recommended the Planning Commission forward a recommendation of approval to the City Council for the proposed zone change. Mr. McIlrath reviewed the findings.

Commissioner Murray asked why a hotel wasn’t viable. Mr. McIlrath said based upon the number of other hotels in the area and the fact there was no direct freeway access. Other than the Weber State University campus, there wasn’t much of a destination at that location. Commissioner Murray asked if there would be a club house. Mr. McIlrath said there would be a club house in one of the buildings. Commissioner Murray asked if the rezone was to allow housing. Mr. McIlrath said the rezone allowed for both commercial and residential and more flexibility for the site.

Commissioner Browning was concerned there would be more apartments and very little commercial. Mr. McIlrath said the request was consistent with the general plan.

Spencer Brimley, Community Development Director, said the project had been reviewed and evaluated by City staff and the mayor. No approval had been given, but the concept was something the City Council supported. The project had more density and was consistent with what the City wanted. He reminded the commissioners that the request was for a rezone. The mixed use of the site was consistent with the market analysis for the site. He said residential
multi-family use within the area was needed. Staff supported the request and determined it was consistent with the general plan. Affordable housing was an issue along the Wasatch front. Commissioner Jones asked why an apartment building could be built but not an office building because of the grade. Mr. Brimley said accessibility and visibility were issues for commercial uses.

Jerry Preston with University Enterprises, LLC, said years had been spent working with the City Council and staff. The access on SR 193 was the biggest deterrent for commercial access because UDOT allowed a right in and right out only. The C-store on the corner would have only a right in from SR 193 and the exit would be on University Park Boulevard (2000 East). Mr. Preston said the hotel wasn’t feasible because the hotels in the Layton area were closer to restaurants and freeway access. He said the apartments would be high end and a club house would be included plus a two floor exercise room.

Commissioner Murray asked if Weber State University attracted people to the area. Mr. Preston said the apartments would be higher end and the rent would probably not be practical for students.

PUBLIC COMMENT:

There were no public comments.

Commissioner Britton moved to close the public hearing at 7:33 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

RECOMMENDATION OF RZN 1807-0001, A REZONE REQUEST BY JERRY PRESTON ON BEHALF OF MID-TOWN – UNIVERSITY LLC, TO REZONE THE PROPERTY LOCATED AT 788 SOUTH 2000 EAST (TIN: 09-419-0102) FROM C-2 (COMMERCIAL) TO D-R (DOWNTOWN REDEVELOPMENT).

Commissioner Murray moved to recommend approval of RZN 1807-0001, to the Clearfield City Council, a request by Jerry Preston on behalf of Mid-town – University LLC, to rezone the parcel addressed 788 South 2000 East (TIN: 09-419-0102) from C-2 (Commercial) to D-R (Downtown Redevelopment). Seconded by Commissioner Call. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

PUBLIC HEARING AND DISCUSSION 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 PF (PUBLIC FACILITIES), LOCATED AT APPROXIMATELY AT F STREET AND 3RD STREET IN THE FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).

The public hearing was opened at 7:35 p.m.
Brad McIlrath said the property was located in the Freeport Center and was used as a public utility for Syracuse with culinary and secondary water. The property was currently zoned M-1 (Manufacturing). Additional land was obtained which increased the buildable area and the parcels would be combined into one lot. The rezone request was consistent with the goals and objectives of the General Plan. The proposed change to the PF (Public Facilities) zone allowed greater flexibility for the height of the new water towers.

Staff recommended the Planning Commission forward a recommendation of approval to the City Council for the proposed zone change based upon the following findings:
1. The proposed zone change is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zone change is supported by Chapter 2 – Land Use Element as the Public Facilities Zone is an appropriate designation for this type of facility.
3. The PF Zone is the appropriate zone for a property that provides a public utility.
4. Subject to conditional use permit and site plan review and approval, the PF Zone provides the flexibility and process by which this type of facility can be constructed.

PUBLIC COMMENT:

There were no public comments

Commissioner Britton moved to close the public hearing at 7:40 p.m. Seconded by Commissioner Murray. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

Commissioner Browning asked who owned the land. Brian Bloemen, Syracuse City Engineer, said the existing land owned by Syracuse contained a reservoir and two water tanks. Syracuse purchased an additional 2.445 acres to the east from Davis School District. The plan was to remove the existing secondary tank, convert the existing culinary tank into a secondary tank for additional storage and then build two new culinary tanks.

RECOMMENDATION OF 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 PF (PUBLIC FACILITIES), LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).

Commissioner Uccardi moved to recommend approval of RZN 1807-0002, to the Clearfield City Council, a request by Syracuse City to rezone the parcel located at approximately F Street and 3rd Street with the TIN: 12-065-0049 and a portion of the parcel to the east with TIN: 12-065-0050 from M-1 to PF. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Britton, and Jones. Voting NO: None. Commissioner Browning abstained from the vote.
PUBLIC HEARING AND DISCUSSION ON PSP 1807-0002 & 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, LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER

The public hearing was opened at 7:44 p.m.

Brad McIlrath said Syracuse acquired property from Davis School District for the expansion of its water tanks. With the combination of the lots Syracuse City proposed a new one lot subdivision which delineated the new property lines and easements. Staff recommended approval of the preliminary subdivision plat and that the Planning Commission forward a recommendation of approval to the City Council for the final subdivision plat subject to the following condition:

1) Plans shall be revised to address Clearfield City engineering requirements prior to the submittal and recording of the final subdivision plat. Corrections include but are not limited to:
   a. Provision of 10’ public utility easement around perimeter of subdivision; and
   b. Notation of right-of-way for the railway line along the easterly side of the subdivision.

Commissioner Jones asked if there was a concern with the use of an adjacent building that housed students. Mr. McIlrath said it was not discussed. The project would provide increased capacity for the water towers but the use had not changed and the design and construction of the towers provided sufficient buffering for people in the area. The new towers would be approximately 110 to 150 feet away from the existing building. For security, a ten-foot chain link perimeter fence was proposed.

Brian Bloemen said pile foundations for the tanks were being considered and construction would be seismic graded.

PUBLIC COMMENT:

There were no public comments.

Commissioner Murray moved to close the public hearing at 7:49 p.m. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

APPROVAL OF PSP 1807-0002 AND RECOMMENDATION OF APPROVAL FOR 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, LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER

Commissioner Uccardi moved to approve the preliminary subdivision plat PSP 1807-0002,
and forward a recommendation of approval to the City Council as conditioned for the final subdivision FSP 1807-0002, a request to combine a portion of the property with the TIN: 12-065-0050 to the parcel to the west with the TIN: 12-065-0049. The approval was based on the discussion and findings in the Staff Report with the following condition:

1) Plans shall be revised to address Clearfield City engineering requirements prior to the submittal and recording of the final subdivision plat. Corrections include but are not limited to:
   a. Provision of 10’ public utility easement around perimeter of subdivision; and
   b. Notation of right-of-way for the railway line along the easterly side of the subdivision.

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

PUBLIC HEARING AND DISCUSSION ON CUP 1807-0002 AND SP 18070-0002 A CONDITIONAL USE PERMIT AND SITE PLAN REQUEST BY SYRACUSE CITY TO CONSTRUCT TWO (2) NEW WATER TOWERS AT THE SUBJECT PROPERTY, LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).

The public hearing was opened at 7:51 p.m.

Brad McIlrath said he would present the information on the site plan and conditional use permit together but the motions would be separate. He explained Syracuse City wanted to construct two new culinary water towers. The new towers would be 110 feet tall and would be the same height as the existing culinary tower. He said the towers were not too noticeable because of the distance from main roadways.

Syracuse City had no intention to put signage on the water towers and the color of the towers would be compatible with surrounding uses. Mr. McIlrath said there were concerns with the landscaping requirements in the PF zone.

Noah Steele, Syracuse City, requested a modification of the landscaping requirement because of the facility’s location in the industrial area. There were trees recently cut down by Rocky Mountain Power for clearance. There was also concern of the debris from the trees getting in the reservoir. Due to the unique nature and location of the site, Mr. Steele asked if the required landscaping could be decreased to zero percent.

Mr. McIlrath explained that the hindrance of the landscaping requirement was the number of trees that would be required. The trees created difficulty for the maintenance of the facility and problems with the leaves falling into the reservoir. The site had the percentage of landscaping required but it was the addition of the trees and shrubs requirement causing concern. Mr. Steele said the landscaping requirement would add approximately 60 trees and 100 shrubs.
Commissioner Browning was opposed to zero percent landscaping and wanted to hear more than zero. Spencer Brimley said there was landscaping on site. Commissioner Murray asked if they just wanted to maintain but didn’t want to increase the percentage. Mr. Steele said the site met the 15 percent landscaping which included some trees around the perimeter that would be maintained. Due to the unique location, the request was to maintain the current landscaping but not require additional trees and shrubs.

Commissioner Murray asked if the ten-foot fence would be around the entire site. Mr. Steele said the fence would be around the entire site and the site would be a secure public facilities site. They wanted to keep public out.

Mr. McIlrath read from City Code § 11 13 23-1
I. Modification: The percentage of required landscaped open space may be modified through a development agreement, subject to planning commission recommendation and city council approval. No modification shall be granted, however, unless the following standards are met:
1. The granting of the modification will not adversely affect the rights of adjacent landowners or residents;
2. The modification desired will not adversely affect the public health, safety or general welfare; and
3. The granting of the modification will not be opposed to the general spirit and intent of this title or the general plan.

PUBLIC COMMENT:

There were no public comments.

Commissioner Murray moved to close the public hearing at 8:05 p.m. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

Chair Jugler said the property was surrounded by manufacturing and his opinion was there was adequate landscaping. Commissioner Murray asked if there would be an irrigation system to maintain the existing landscaping. Mr. Steele said all the existing plants were native and didn’t require supplemental irrigation. Commissioner Browning was concerned that City regulations were ignored.

Commissioner Jones said she understood Commissioner Browning’s point of view but her opinion was that the proposal wouldn’t make the site look bad. She said there was limited space and the landscaping was in line with the surrounding uses. She had no problem with the landscape request.

Commissioner Britton said he was in favor of granting the zero percent request and didn’t support a motion that required landscaping.

Commissioner Browning said everything needed landscaping, zero landscaping was wrong.
Commissioner Britton said the rule wasn’t being done away with, an exception was being made. Commissioner Murray said the request was to not add more landscaping that accepting what was already there as sufficient. She commented there wasn’t a lot of additional room to place landscaping.

Mr. McIlrath said the ordinance allowed for landscaping modification through a development agreement. The Commission could include a condition that would allow the applicant to seek modification by the City Council through a development agreement.

**APPROVAL OF CUP 1807-0002 A CONDITIONAL USE PERMIT 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 ONE HUNDRED AND TEN FEET (110’) FOR THE PROPOSED WATER TOWERS. LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).**

Commissioner Britton moved to approve as conditioned, CUP 1807-0002, a conditional use permit request by Syracuse City, to construct two new water towers to the height of one hundred and ten feet (110’) at the subject location listed above with the parcel ID number of 12-065-0049, based on the findings and discussion in the Staff Report with the following conditions:
1) The water towers on this site shall not exceed the requested height of one hundred and ten feet (110’).
2) No type of signage shall be placed on the exterior façade of the water towers.
3) The color of the towers shall be comparable to that of the surrounding structures.
4) The proposed ten-foot (10’) perimeter fencing shall be installed as indicated on the plans.

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

**DISCUSSION ON SP 1807-0002 A SITE PLAN REQUEST BY SYRACUSE CITY TO CONSTRUCT TWO (2) NEW WATER TOWERS AT THE SUBJECT PROPERTY. LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).**

Commissioner Murray said she understood that condition number three needed to be modified to be considered by the City Council through a recommendation for a development agreement. Commissioner Uccardi wanted to give a recommendation to the City Council.
Commissioner Jones suggested the recommendation state no additional landscaping required. Commissioner Britton recommended City Council grant the request of Syracuse City.
Commissioner Browning said he had a hard time with zero landscaping or zero additional. Commissioner Murray said given the location she recommended no additional requirement. Commissioner Call agreed that no additional landscaping should be required and the verbiage
should include the property had existing landscaping. Commissioner Uccardi was in favor of no additional landscaping because of the location in the Freeport Center. Chair Jugler said it was a unique property and the exception was appropriate.

APPROVAL OF SP 1807-0002 A SITE PLAN REQUEST BY SYRACUSE CITY, TO CONSTRUCT TWO (2) NEW WATER TOWERS AT THE SUBJECT PROPERTY, LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN FREEPORT CENTER (TIN: 12-065-0050 & 12-065-0049).

Commissioner Britton moved to approve as conditioned, SP 1807-0002, a site plan request by Syracuse City, to construct two new water towers at the subject location listed above with the parcel ID number of 12-065-0049, based on the findings and discussion in the Staff Report with the following conditions with the approval of a fourth condition to address the landscaping modification:

1) The applicant shall submit complete construction plans including a site geotechnical report, a grading and drainage plan, and a site utility plan.
2) The applicant shall submit information regarding the relocation of the existing ditch along the eastern property line.
3) As part of the building permit application, a site landscaping and irrigation plan shall be submitted meeting the minimum 15 percent open space requirement of the P-F zone. As required by code, the plan shall include:
   a. One (1) tree for every 500 square feet of landscape area;
   b. One (1) shrub for every 300 square feet of landscape area;
   c. An irrigation system for the landscaping shall be provided.
4) Recommend City Council considers the request of Syracuse City regarding the percentage of landscaping required with either zero or zero additional.

Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Britton, and Jones. Voting NAY: Commissioner Browning.

PUBLIC HEARING AND DISCUSSION 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 (MANUFACTURING) ZONE SUBJECT TO DEVELOPMENT STANDARDS THAT LIMIT THE SIZE, LOCATION, AND APPLICABILITY OF SUCH USE.

The public hearing was opened at 8:46 p.m.

Brad McIlrath said the applicant, Kevin Porter, requested the zoning text amendment in order to allow a property with an existing residence and auto repair shop to co-exist in the M-1 zone. The conditions requested limited one residential dwelling unit, the residence must be attached to a commercial building, the total square footage could not exceed 10,000 square feet, the residential unit would not exceed fifty percent of the total square footage and the building with the attached residence must have existed prior to 1999.
Staff’s findings were that the proposed text amendment was inconsistent with the General Plan. The General Plan did not encourage the expansion of the M-1 zone, nor did it encourage the addition of residential to the M-1 zone. There were areas currently zoned M-1 that were designated to be changed to a Business Park designation. The Business Park zone has yet to be created. The mix of industrial and residential uses together was increasing as a viable alternative to the operation of a business and living within close proximity of the business.

Kevin Porter, applicant, said, “Mixed use had been allowed at 351 South Main until the City sewer backed up in the street which caused a temporary disuse which affected its status. There was a residence on the south end attached to a mechanic shop for 50 plus years, ever since I can remember, and I grew up living across the street next to the old church on South Main. The property is currently used as a non-conforming residence only, but still attached to the shop structure.

A text amendment to the M-1 zone allowing residential use, on a conditional basis, would make the current use conforming and as such allow the commercial section to be used as a mechanic shop once again, which is currently allowed in the M-1 zone.

With this change, improvements in landscaping, storm drain and curb and gutter will be implemented, improving the site at no cost to the City.

I ask for your support and consideration in recommending this text amendment be approved by the City Council.”

PUBLIC COMMENT:

There were no public comments

Commissioner Britton moved to close the public hearing at 8:55 p.m. Seconded by Commissioner Jones. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

Chair Jugler said the zoning text amendment would be applied City wide. Commissioner Browning asked how many properties would be impacted by the amendment. Mr. McIlrath said it was determined that only one would be affected.

Commissioner Murray said the proposed text amendment was not consistent with the General Plan. There were two previous planners that stated the property could be used as manufacturing or residential but not both. If the amendment was approved, it would set a precedence.

Commissioner Browning said South Main Street was an interesting area with a mix of uses.

The sewer line broke in 2007 and Mr. Porter purchased the property in 2009. Mr. McIlrath said with the legal non-conforming use, Mr. Porter would be required to show proof the residence was
used continuously even before he owned the property. The simplest way to resolve the issue would be documentation showing the use was legally established before and had continued without a lapse. The General Plan didn’t support rezone of the property.

Commissioner Murray said the General Plan had the property designated as Business Park, and Mr. Porter wanted to extend manufacturing with house attached. She recommended denial of the amendment.

Mr. McIlrath said Business Park as outlined in the General Plan, included light manufacturing uses with office and flex space, but not residential.

Commissioner Browning didn’t have an issue with the change for the South Main Street area, but questioned what other properties might be affected by the proposed amendment.

Commissioner Britton asked what risk was involved with approval. Commissioner Uccardi said the risk was low but wondered if the amendment should be made for the benefit of one parcel. Commissioner Murray asked if residential uses should be allowed in a manufacturing zone. Commissioner Britton said the specifics of the text amendment were narrowly defined and it would be difficult to find another area where it applied.

Mr. McIlrath said the property was currently used as residential and not used as manufacturing. Mr. Porter was given the option for one use but not both; he chose to rent the residential and not use the manufacturing.

Commissioner Browning said he liked the amendment in theory but he didn’t like making exceptions.

Mr. McIlrath asked the commissioners if it was appropriate to allow manufacturing attached to a residence with the limitation proposed.

RECOMMENDATION FOR 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.

Commissioner Britton moved to recommend approval of ZTA 1806-0007, to the Clearfield City Council, 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 proposed development standards, based on the findings and discussion in the Staff Report. Seconded by Commissioner Jones. The motion carried upon the following vote: Voting AYE – Commissioners Britton, Jones, Call and Chair Jugler. Voting NO – Commissioners Murray, Browning, and Uccardi.
PUBLIC HEARING AND DISCUSSION ON ZTA 1807-0005, A ZONING TEXT AMENDMENT BY CLEARFIELD CITY, TO ENACT A WIRELESS COMMUNICATIONS FACILITIES ORDINANCE TO REGULATE THE USE, LOCATION, CONSTRUCTION, AND DESIGN OF SMALL WIRELESS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY.

The public hearing was opened at 9:17 p.m.

Spencer Brimley, Community Development Director, said the wireless communications facilities were discussed at the meeting in July. He said there was a growing need for cellular data with the increased number of electronics. Legislation was passed requiring municipalities to have regulations in place by September 1, 2018. The proposed ordinance consisted of 14 sections which were listed. Mr. Brimley said there were several sections because the facilities could be new and co-located on power poles and there were different regulations for each.

PUBLIC COMMENT:

There were no public comments.

Commissioner Britton moved to close the public hearing at 9:25 p.m. Seconded by Commissioner Uccardi. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

RECOMMENDATION ON ZTA 1807-0005, A ZONING TEXT AMENDMENT BY CLEARFIELD CITY, TO ENACT A WIRELESS COMMUNICATIONS FACILITIES ORDINANCE TO REGULATE THE USE, LOCATION, CONSTRUCTION, AND DESIGN OF SMALL WIRELESS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY.

Commissioner Uccardi moved to recommend approval to the City Council for ZTA 1807-0005, a zoning text amendment by Clearfield City, to enact a wireless communications facilities ordinance to regulate the use, location, construction, and design of small wireless facilities within the public rights-of-way, based on the findings and discussion in the Staff Report. Seconded by Commissioner Britton. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Call, Murray, Browning, Britton, and Jones. Voting NO: None.

STAFF COMMUNICATIONS

Brad McIlrath said the fall Utah American Planning Association conference would be held in Sandy the first weekend in October. He asked the commissioners wishing to attend to let him know.

PLANNING COMMISSIONERS’ MINUTE

Commissioner Uccardi – Nothing
Commissioner Call – Nothing

Commissioner Murray – Nothing

Commissioner Browning – Nothing

Commissioner Britton – Nothing

Commissioner Jones – Said she had spent the summer driving across country and she said she was grateful for and loved the City of Clearfield.

Chair Jugler – He thanked the commissioners for allowing him to have a vote. He requested a copy of the rules and procedures for each commissioner at the dais.

There being no further business to come before the Planning Commission, **Commissioner Britton moved to adjourn at 9:32 P.M. Seconded by Commissioner Jones.**