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, December 5th, 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: November 7th, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on PSP 1811-0001, a preliminary subdivision plat request by Jacob Woodward to modify the existing property lines to create a two (2) lot commercial subdivision at the subject location. **Location:** 1350 East 700 South (TIN: 09-020-0015 & 09-020-0036). **Subdivision Size:** 1.204 acres **Zoning:** C-2 (Commercial) **Planner:** Brad McIlrath (Administrative Matter).

2. Public Hearing, Discussion and Possible Action on PSP 1811-0002, a preliminary subdivision plat request by Leslie Mascaro on behalf of Maverik to create a two (2) lot commercial subdivision at the subject location. **Location:** Approximately 700 South and 1000 East (TIN: 09-017-0001, -0002, -0007, -0008, -0009, -0010, & -0011). **Subdivision Size:** Approximately 1.95 acres **Zoning:** C-2 (Commercial) **Planner:** Brad McIlrath (Administrative Matter).

3. Public Hearing, Discussion and Possible Action on RZN 1811-0003, a zoning map amendment request by Craig North to rezone the subject properties from A-1 (Agricultural) to R-2 (Residential). **Location:** 1295 West 300 North (TIN: 12-024-0014). **Parcel Size:** 2.06 acres. **Planner:** Brad McIlrath (Legislative Matter).

4. Public Hearing, Discussion and Possible Action on GPA 1811-0005, a general plan amendment request by Kim Keller to change the general plan designation for the subject property from Residential to Commercial. **Location:** 755 East 200 South (TIN: 12-002-0015). **Parcel Size:** 1.35 acres. **Planner:** Spencer W. Brimley (Legislative Matter).

5. Public Hearing, Discussion and Possible Action on RZN 1811-0005, a zoning map amendment request by Kim Keller to rezone the subject property from R-1-8 (Residential) to C-2 (Commercial). **Location:** 755 East 200 South (TIN: 12-002-0015). **Parcel Size:** 1.35 acres. **Planner:** Spencer W. Brimley (Legislative Matter).
Non-Public Hearings

6. Discussion and Possible Action on **FSP 1810-0006**, an amended subdivision plat request by Joseph Earnest to amend Lot 2 of the Dollar Tree Subdivision to reduce the north property line easement from seven feet (7’) wide to three feet (3’) along a 114 foot portion of that property line. **Location:** 585 N. Main Street (TIN: 14-530-0002). **Subdivision Size:** 1.23 acres **Zoning:** C-2 (Commercial) **Planner:** Brad McIlrath (Administrative Matter).

7. Discussion and Possible Action on **SP 1810-0007**, a site plan review request by Joseph Earnest to construct a Quick Quack Car Wash at the subject location. **Location:** 585 N. Main Street (TIN: 14-530-0002). **Parcel Size:** 0.49 acres. **Zoning:** C-2 (Commercial). **Planner:** Brad McIlrath (Administrative Matter).

8. Discussion and Possible Action on **FSP 1811-0001**, a final subdivision plat request by Jacob Woodward to modify the existing property lines to create a two (2) lot commercial subdivision at the subject location. **Location:** 1350 East 700 South (TIN: 09-020-0015 & 09-020-0036). **Subdivision Size:** 1.204 acres **Zoning:** C-2 (Commercial) **Planner:** Brad McIlrath (Administrative Matter).

9. Discussion and Possible Action on **FSP 1811-0002**, a final subdivision plat request by Leslie Mascaro on behalf of Maverik to create a two lot commercial subdivision at the subject location. **Location:** Approximately 700 South and 1000 East (TIN: 09-017-0001, -0002, -0007, -0008, -0009, -0010, & -0011). **Subdivision Size:** Approximately 1.95 acres **Zoning:** C-2 (Commercial) **Planner:** Brad McIlrath (Administrative Matter).

DISCUSSION ITEMS

10. Staff Discussion
   a) Open Meetings Training
   b) 2019 Planning Commission Meeting Schedule
   c) Planning Commission Pre-Meeting/Work Meeting
   d) Public Hearings & Noticing

11. Planning Commissioners’ Minute

12. Staff Communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 3rd day of December, 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.