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, June 6th, 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: May 2nd, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearing

1. Discussion and Possible Action on SP 1803-0004 a request by Chad Buck for a two (2) building, 8-Unit townhome project. **Location:** 1215 South 1000 East (TIN: 09-022-0151). **Parcel Size:** 0.67 acres. **Zoning:** R-3 (Residential). **Planner:** Brad McIlrath (Administrative Matter)

Public Hearings

2. Public Hearing, Discussion and Possible Action on PSP 1803-0004 a request by Chad Buck for preliminary subdivision plat approval for an 8-unit townhome subdivision. **Location:** 1215 South 1000 East (TIN: 09-022-0151). **Parcel Size:** 0.67 acres. **Zoning:** R-3 (Residential). **Planner:** Brad McIlrath (Administrative Matter)

3. Public Hearing, Discussion and Possible Action on PSP 1804-0004, a request for a three (3) lot commercial and residential subdivision. **Location:** 452 East 700 South (TIN: 12-066-0113, 12-066-0099, 12-850-0002), **Aggregate Parcel Size:** 4.113 acres. **Zoning:** C-2 Commercial, A-1 Agricultural, and R-3 Residential. **Planner:** Brad McIlrath (Administrative Matter)

4. Public Hearing, Discussion and Possible Action on CUP 1804-0010 a request by Steven Bell for a home occupation business to rent kayaks and paddle boards from a detached garage on the property. **Location:** 814 West 300 North (TIN: 14-070-0008). **Parcel Size:** 0.54 acres. **Zoning:** A-1 (Agricultural). **Planner:** Brad McIlrath (Administrative Matter)

5. Public Hearing Discussion and Possible Action on ZTA 1804-0008, a request by Clearfield City to consider the rezone of properties identified in the form-based code. The rezones would apply specifically to properties located along the corridor of State Route 126 (State and Main Street) from 300 North to 1000 South and along the corridor of State Route 193 (700 South) from Interstate 15 to the rail corridor. **Planner:** Spencer W. Brimley. (Legislative Matter)
DISCUSSION ITEMS

6. Staff Discussion
7. Planning Commissioners’ Minute
8. Staff communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 25th day of May, 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 525-2780, 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.