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, May 2nd, 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: April 4th, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings


2. Public Hearing, Discussion and Possible Actions on FSP 1803-0002 by Mike Lloyd to amend an existing subdivision plat and combine lots to create a single lot for the purpose of developing a single 12-unit apartment building. Location: approx. 572 West 300 North (TIN: 14-070-0050, 14-223-0154). Parcel Size: 0.879 acres. Zoning: R-3 (Residential). Planner: Spencer W. Brimley. (Administrative Matter)


4. Public Hearing, Discussion and Possible Action on CUP 1804-0003 a request by Jason Wheeler on behalf of Phoenix Services for the purpose of building a new facility that will include both office space and residential units. The C-R zone requires conditional use approval for any residential development, which must be accompanied by requisite commercial space. Location: approx. 1129 South State Street (TIN: 12-309-0001). Parcel Size: 0.31 acres. Zoning: C-R (Commercial-Residential). Planner: Spencer W. Brimley. (Administrative Matter)


6. Public Hearing Discussion and Possible Action on ZTA 1804-0008, a request by Clearfield City to consider adoption of a Form Based Code as a part of Clearfield City Code, Title 11, Land Use. The amendment would create new zoning districts to be applied specifically to the corridor along State Route 126 (State and Main Street) from 300 North to 1000 South. The creation of this code comes as a result of recommendation from the Downtown Clearfield Small Area Plan adopted by the Clearfield City Council in March of
2017. If adopted, the City will consider the rezone of properties within the corridor to meet the zoning requirements specified in the Form Base Code at a later date for which additional public notice will be provided. **Planner:** Spencer W. Brimley. **(Legislative Matter)**

**Non Public Hearings**

7. Discussion and Possible Actions on SP 1803-0002 a request by Mike Lloyd, for site plan approval for a proposed 12-unit apartment building. **Location:** approx. 572 West 300 North (TIN: 14-070-0050, 14-223-0154). **Parcel Size:** 0.879 acres. **Zoning:** R-3 (Residential). **Planner:** Spencer W. Brimley. **(Administrative Matter)**

8. Discussion and Possible Action on SP 1804-0003 a request by Jason Wheeler on behalf of Phoenix Services for the purpose of building a new facility that will include both office space and residential units. The C-R zone requires conditional use approval for any residential development, which must be accompanied by requisite commercial space. **Location:** approx. 1129 South State Street (TIN: 12-309-0001). **Parcel Size:** 0.31 acres. **Zoning:** C-R (Commercial-Residential). **Planner:** Spencer W. Brimley. **(Administrative Matter)**

**DISCUSSION ITEMS**

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

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this April 2nd, 2018

/s/ Spencer W. Brimley, Community Development Director

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.