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, October 3rd, 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: September 5th, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on SP 1809-0001 a site plan request by Donovan Gilliland for the Clearfield Junction development to create a four (4) building residential and commercial mixed use development (2 Mixed Use buildings and 2 Multi-Family buildings). 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).


Public Hearings


4. Public Hearing, Discussion and Possible Action on PSP 1807-0006, a preliminary subdivision plat request by Ed Green to create a 30-unit townhome subdivision at the subject property. Location: Approximately 1142 West 300 North. Parcel Size: 2.63 acres Zoning: R-3 (Residential) conditioned on subdivision and site plan approval. Planner: Brad McIlrath (Administrative Matter).

5. Public Hearing, Discussion and Possible Action on RZN 1808-0007, a zoning map amendment request by Leslie Mascaro with Maverik to rezone the subject properties from R-1-8 (Residential) to C-2 (Commercial). Location: 1017 East 700 South & 1029 East 700 South (TIN: 09-017-0009, 09-017-0010, & 09-0017-0011). Aggregate Parcel Size: 0.66 acres. Planner: Brad McIlrath (Legislative Matter).
6. Public Hearing, Discussion and Possible Action on **ZTA 1809-0002**, a zoning text amendment request by Tania Jameson to amend the definitions of Daycare, Residential and Daycare Facility to allow more children to be cared for at a residential daycare. **Planner: Brad McIlrath (Legislative Matter).**

7. Public Hearing, Discussion and Possible Action on **ZTA 1809-0004**, a zoning text amendment request by John Seidel to amend development standards of the Downtown Clearfield Form Based Code. The purpose of this request is to reduce the required visitor parking percentage, amend the required open space/landscaping percentages, and amend the setback for buildings located adjacent to parcels not located in the Form Based Code area. **Planner: Brad McIlrath (Legislative Matter).**

8. Public Hearing, Discussion and Possible Action on **ZTA 1809-0006**, a zoning text amendment by Clearfield City to amend the Conditional Use Permit and Site Plan Review chapters (11-4 & 11-5) of the Clearfield City Land Use Ordinance. The purpose of these amendments is to come into conformance with Utah State code standards and improve the process of those types of applications. **Planner: Brad McIlrath (Legislative Matter).**

**DISCUSSION ITEMS**

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

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 1st day of October, 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.