



Community Development

PLANNING & ZONING, BUILDING INSPECTIONS,
BUSINESS LICENSING, AND CDBG ADMINISTRATION

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, April 17th, 2019**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room

Review agenda items to address questions.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: None

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **GPA 1903-0013**, a General Plan amendment request by Wayne Belleau to change the general plan designation for nine point zero six seven (9.067) acres of the subject properties from Commercial to Residential. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **RZN 1903-0014**, a zoning map amendment request by Wayne Belleau to rezone nine point zero six seven (9.067) acres of the subject properties from C-2 (Commercial) to R-3-SP (Residential & Special Purpose Overlay) to allow for a density of twenty five (25) units to the acre. **Location:** Approximately 1300 South 2000 East (TIN: 09-341-0306 & 09-341-0305). **Project Area:** 9.067Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

Non-Public Hearings

3. Discussion and Possible Action on **CUP 1903-0011**, a conditional use permit request by Nate Swain to construct a Sinclair convenience store and gas station at the subject property. **Location:** 1972 East 700 South (TIN: 09-419-0101). **Parcel Area:** 1.48 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).
4. Discussion and Possible Action on **SP 1903-0016**, an amended site plan request by Psion Homes to amend the approved landscape plan to allow a xeriscape landscape design for the J-Bird Condominium development. **Location:** 572 West 300 North (TIN: 14-551-0013). **Parcel Area:** 0.65 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath (**Administrative Matter**).

DISCUSSION ITEMS

5. Staff Discussion

- Discussion on **ZTA 1903-0017**, a zoning text amendment by Clearfield City to amend Section 11-15-8F, the billboard regulations of the sign ordinance. The purpose of these amendments is to provide additional buffering and separation of billboards from residential areas within the city. **Planner: Brad McIlrath (Legislative Matter).**

6. Planning Commissioners' Minute

7. Staff Communications

****PLANNING COMMISSION MEETING ADJOURNED****

Dated this 5th day of April, 2019

/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 the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. 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.