



## Community Development

PLANNING, ENGINEERING, BUILDING INSPECTIONS,  
CUSTOMER SERVICE, CODE COMPLIANCE,  
AND CDBG ADMINISTRATION

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### 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, August 21<sup>st</sup>, 2019**, on the **3<sup>rd</sup> 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: June 19, 2019

PLANNING COMMISSION CHAIR STATEMENT

#### **DECISION ITEMS**

##### **Public Hearings**

1. Public Hearing, Discussion and Possible Action on **ZTA 1907-0002**, a zoning text amendment by Rick Rapp with Maverik Inc. to amend Section 11-15A-3A, to allow the maximum height sixty feet (60') for freeway oriented signs to be based off of the freeway grade. **Planner:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **GPA 1907-0004**, a general plan amendment request by John Losee to change the designation for the majority of the subject property from Manufacturing to Residential. **Location:** 1040 West 700 South (TIN: 12-026-0011). **Project Area:** 0.57 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).
3. Public Hearing, Discussion and Possible Action on **RZN 1907-0004**, a zoning map amendment request by John Losee to rezone the majority of the subject property from A-1 (Agricultural) to R-1-8 (Residential) and M-1 (Manufacturing). **Location:** 1040 West 700 South (TIN: 12-026-0011). **Project Area:** 0.57 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).
4. Public Hearing, Discussion and Possible Action on **RZN 1907-0008**, a zoning map amendment request by Brock Johnston to rezone 2.74 acres of the subject property from C-2 (Commercial) to R-3 (Residential). **Location:** Approximately 938 S. University Park Blvd. (TIN: 09-302-0009). **Project Area:** 2.74 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

##### **Non-Public Hearings**

5. Discussion and Possible Action on **FSP 1907-0003**, a preliminary and final subdivision plat request for a two-lot subdivision at this property. **Location:** 1040 West 700 South (TIN: 12-026-0011). **Project Area:** 0.57 Acres. **Zone:** Proposed R-1-8 (Residential) and M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Action**).

6. Discussion and Possible Action on **CUP 1906-0006**, a conditional use permit request by Oswaldo A. Rodriguez for an auto repair business at the subject property. **Location:** 939 West 1600 South #7 (TIN: 12-913-0007). **Parcel Area:** 0.81 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Action**).

#### **DISCUSSION ITEMS**

7. Staff Discussion
8. Planning Commissioners' Minute
9. Staff Communications
  - a) Fall APA Utah Chapter Conference Information – October 3-4

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

Dated this 14<sup>th</sup> day of August, 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.