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, January 9th, 2019, on the 3rd floor in the City Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room

CALL TO ORDER - PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: December 5th, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on CUP 1812-0001, a conditional use permit request by Leslie Mascaro on behalf of Maverik to construct a new convenience store and gas station at the subject property location. Location: Approximately 1000 East 700 South (TIN: 09-017-0001, 09-017-0007, 09-017-0008, 09-017-0009, 09-017-0010, & 09-017-0011). Parcel Size: Approximately 2.19 Acres. Zoning: C-2 (Commercial). Planner: Brad McIlrath (Administrative Matter).

2. Public Hearing, Discussion and Possible Action on GPA 1812-0007, a general plan amendment request by Clearfield City to amend the Clearfield City General Plan to allow the use of the R-1-6 Zone in areas identified as residential. Planner: Brad McIlrath (Legislative Matter).

3. Public Hearing, Discussion and Possible Action on ZTA 1812-0008, a zoning text amendment proposal by Clearfield City to amend the development standards for the R-1-6 Zoning District as outlined in Chapter 11-9C of the Clearfield City Land Use Ordinance. Planner: Brad McIlrath (Legislative Matter).

4. Public Hearing, Discussion and Possible Action on ZTA 1812-0009, a zoning text amendment by Clearfield City to amend the Public Notice Requirements found in Table 11.2 of Chapter 11-1 of the Clearfield City Land Use Ordinance. The purpose of these amendments is to conform with Utah State Code standards for noticing while providing appropriate notice to the public. Planner: Brad McIlrath (Legislative Matter).

Non-Public Hearings

5. Discussion and Possible Action on FSP 1810-0006, an amended subdivision plat request by Joseph Earnest to amend Lot 2 of the Dollar Tree Subdivision to reduce the north property line easement from seven feet (7’) wide to three feet (3’) along a 114 foot portion of that property line. Location: 585 N. Main Street (TIN: 14-530-0002). Parcel Size: 1.23 acres Zoning: C-2 (Commercial) Planner: Brad McIlrath (Administrative Matter). -WITHDRAWN 1/4/2019-


8. Public Hearing, Discussion and Possible Action on FSP 1812-0006, a request by Cameron Winquist to amend Lot 2A of the existing Larsen Commercial Subdivision Plat, to subdivide the existing lot into two (2) new lots. Location: 325 W. Antelope Drive (TIN: 12-809-0001). Parcel Size: 2.11 acres Zoning: C-2 (Commercial) Planner: Brad McIlrath (Administrative Matter).


DISCUSSION ITEMS

12. Staff Discussion
13. Planning Commissioners’ Minute
14. Staff Communications

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 4th day of January, 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 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.