



## 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, July 10<sup>th</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: None

PLANNING COMMISSION CHAIR STATEMENT

#### **DECISION ITEMS**

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

1. Discussion and Possible Action on **FSP 1906-0001**, a final subdivision plat request for the MODA Clearfield Townhomes, a 41-unit townhome subdivision at the subject property. **Location:** 180 S. State Street (TIN: 12-001-0132). **Parcel Area:** 1.79 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Action**).
2. Discussion and Possible Action on **SP 1906-0002**, a site plan request by Spencer Barber with Sunrise Construction for the Mayfly Rise Townhomes, a 50-unit townhome development at the subject properties. **Location:** 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). **Parcel Area:** 1.918 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Action**).
3. Discussion and Possible Action on **PSP 1906-0003**, a preliminary subdivision plat request for the Mayfly Rise Townhomes, a 50-unit townhome subdivision at the subject property. **Location:** 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). **Parcel Area:** 1.918 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Action**).
4. Discussion and Possible Action on **CUP 1906-0004**, a conditional use permit request by Utility Trailer for outdoor storage of trailers at the subject property. **Location:** Approximately 1050 South 1000 West (TIN: 12-931-0001). **Parcel Area:** 17.61 Acres. **Zone:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Action**).

## DISCUSSION ITEMS

5. Staff Discussion
6. Planning Commissioners' Minute
7. Staff Communications

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

Dated this 26<sup>th</sup> day of June, 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.