

**CLEARFIELD PLANNING COMMISSION MEETING**

November 20, 2019

6:30 P.M. – Work Session

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5 PRESIDING: Chris Uccardi Chair  
6  
7 PRESENT: Kathryn Murray Vice Chair  
8 Nicole Bigelow Commissioner  
9 Brett McAllister Commissioner  
10 David Bloomfield Alternate Commissioner  
11 Eden Bush Youth Ambassador  
12  
13 ABSENT: Robert Browning Commissioner  
14 Ruth Jones Commissioner  
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16  
17 STAFF PRESENT: Brie Brass Assistant City Attorney  
18 Spencer Brimley Community Development Director  
19 Brad McIlrath Senior Planner  
20

21 VISITORS: None

22  
23 Chair Uccardi called the meeting to order at 6:30 p.m.

24  
25 DISCUSSION ON CONSIDERATION OF THE MINUTES FROM THE AUGUST 7, 2019  
26 WORK AND REGULAR SESSIONS AND SEPTEMBER 4, 2019 WORK AND REGULAR  
27 SESSIONS

28  
29 Two minor corrections were reviewed.

30  
31 DISCUSSION ON RZN 1019-0014, A ZONING MAP AMENDMENT REQUEST BY  
32 STUART SMITH TO REZONE 1.1 ACRES OF THE SUBJECT PROPERTY FROM R-1-8  
33 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL). LOCATION: APPROXIMATELY 1950 SOUTH  
34 MAIN STREET. (TIN: 12-080-0030). PROJECT AREA: 1.1 ACRES. PLANNER: BRAD  
35 MCILRATH (LEGISLATIVE MATTER).

36  
37 Brad McIlrath, Senior Planner, asked if there were any questions on the rezone request. There  
38 was a question about the access to the back lots. Mr. McIlrath explained that each lot would have  
39 its own access to the driveway, which would also be a cross access easement for both lots. He  
40 stated the full circle access was provided to allow the North Davis Fire District to access the lots.  
41 There was a discussion on how the subdivision had two flag lots and the advantages and  
42 disadvantages of them.  
43

1 DISCUSSION ON RZN 1019-0018, A ZONING MAP AMENDMENT REQUEST BY  
2 CLEARFIELD CITY TO REZONE APPROXIMATELY 23.75 ACRES OF THE SUBJECT  
3 PROPERTY FROM A-1 (AGRICULTURAL) TO R-1-6 (RESIDENTIAL). LOCATION:  
4 APPROXIMATELY 1100 SOUTH 1000 WEST. (TIN: 12-051-0046 & 12-051-0034). PROJECT  
5 AREA: 23.75 ACRES. STAFF: SPENCER W. BRIMLEY (LEGISLATIVE MATTER).  
6

7 Spencer Brimley, Community Development Director, explained Syracuse City purchased the  
8 property to expand its cemetery in 2003 and the current rezone request was the result of two years  
9 of work with Syracuse City to address its desire to have the cemetery in the Syracuse City  
10 boundaries. The first step was to request a rezone to a single-family zone. The next step would be  
11 for the City Council to consider a boundary adjustment for a small portion of the property.  
12

13 Commissioner Bigelow asked why the request was not for an R-1-8 zone. Mr. Brimley explained  
14 the R-1-8 zone required a larger lot, which in turn increased the price of the home. He indicated it  
15 was an attempt to help address housing affordability.  
16

17 DISCUSSION ON PSP, FSP 1019-0011, A PRELIMINARY AND FINAL SUBDIVISION  
18 PLAT REQUEST BY STUART SMITH TO SUBDIVIDE 1.1 ACRES OF THE SUBJECT  
19 PROPERTY INTO THREE LOTS FOR THE PURPOSE OF A SINGLE FAMILY  
20 DEVELOPMENT. LOCATION: APPROXIMATELY 1950 SOUTH MAIN STREET. (TIN: 12-  
21 080-0030). PROJECT AREA: 1.1 ACRES. PLANNER: BRAD MCILRATH  
22 (ADMINISTRATIVE MATTER).  
23

24 There were no questions for this item.  
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27 The meeting adjourned at 6:53 p.m.  
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**CLEARFIELD PLANNING COMMISSION MEETING**

November 20, 2019

7:00 P.M. – Regular Session

1  
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3  
4  
5 PRESIDING: Chris Uccardi Chair  
6  
7 PRESENT: Kathryn Murray Vice Chair  
8 Nicole Bigelow Commissioner  
9 Brett McAllister Commissioner  
10 David Bloomfield Alternate Commissioner  
11 Eden Bush Youth Ambassador  
12  
13 ABSENT: Robert Browning Commissioner  
14 Ruth Jones Commissioner  
15  
16 STAFF PRESENT: Brie Brass Assistant City Attorney  
17 Spencer Brimley Community Development Director  
18 Brad McIlrath Senior Planner  
19

20 VISITORS: Stuart Smith, Melissa Taylor, Weldon Martin, Angie Vanleer  
21

22 Chair Uccardi called the meeting to order at 7:00 p.m.  
23

24 The Pledge of Allegiance was led by Chair Uccardi  
25

26 DISCUSSION ON CONSIDERATION OF THE MINUTES FROM THE AUGUST 7, 2019  
27 WORK AND REGULAR SESSIONS AND SEPTEMBER 4, 2019 WORK AND REGULAR  
28 SESSIONS  
29

30 Chair Uccardi pointed out the agenda referred to minutes from August 8, 2019 but the minutes  
31 were specific to the meeting held on August 7, 2019.  
32

33 **Commissioner Murray moved to approve the minutes from the August 7, 2019 work and**  
34 **regular sessions with a minor correction, and the September 4, 2019 work and regular**  
35 **sessions as written. Seconded by Commissioner Bigelow. The motion carried upon the**  
36 **following vote: Voting AYE – Commissioners Bigelow, Bloomfield, McAllister, and Murray.**  
37 **Voting NO – None.** Commissioners Browning and Jones were not present for the vote.  
38

39 Chair Uccardi read the Planning Commission Chair statement.  
40

41 **Commissioner Bloomfield moved to have item number one and item number three on the**  
42 **agenda considered simultaneously because they were both specific requests for the property**  
43 **located at 1950 South Main. Seconded by Commissioner Bigelow. The motion carried upon**

1 **the following vote: Voting AYE – Commissioners Bigelow, Bloomfield, McAllister, and**  
2 **Murray. Voting NO – None.** Commissioners Browning and Jones were not present for the vote.

3  
4 Chair Uccardi announced item number two on the agenda would be addressed first by the  
5 Planning Commission.

6  
7 PUBLIC HEARING, DISCUSSION AND RECOMMENDATION OF APPROVAL FOR RZN  
8 2019-0018, A ZONING MAP AMENDMENT REQUEST BY CLEARFIELD CITY TO  
9 REZONE APPROXIMATELY 23.75 ACRES OF THE SUBJECT PROPERTY FROM A-1  
10 (AGRICULTURAL) TO R-1-6 (RESIDENTIAL). LOCATION: APPROXIMATELY 1100  
11 SOUTH 1000 WEST. (TIN: 12-051-0046 & 12-051-0034). PROJECT AREA: 23.75 ACRES.  
12 STAFF: SPENCER W. BRIMLEY (LEGISLATIVE MATTER).

13  
14 Chair Uccardi declared the public hearing open at 7:08 p.m.

15  
16 Spencer Brimley, Community Development Director, presented the following facts:

- 17 • Syracuse City had owned the property since 2003 for expansion of its cemetery.
- 18 • The property was currently zoned A-1 (Agricultural).
- 19 • The acreage was located in the Clearfield City boundary and included Rocky Mountain  
20 Power corridor along the frontage.
- 21 • Clearfield and Syracuse cities had been working toward a solution that would allow the  
22 expansion of Syracuse Cemetery since January 2018.
- 23 • Both cities agreed a boundary adjustment was appropriate for approximately seven of the  
24 overall 23.75 acres and the R-1-6 zone was the highest and best use for the remaining  
25 acreage and was consistent with the General Plan.
- 26 • The remaining acreage would remain within the Clearfield City boundary and be sold to a  
27 private developer for a single-family subdivision.
- 28 • Staff recommended approval of the request.

29  
30 PUBLIC COMMENT

31  
32 *Opposed*

33  
34 *Melissa Taylor*, Syracuse resident, submitted a written comment expressing her hope that the  
35 agricultural zoning would remain in place. She expressed her concern for building homes under  
36 powerlines, lots smaller than one-third of an acre, adding more students to already overcrowded  
37 schools. Ms. Taylor was present and added to her written comments. She added that if the  
38 property was developed for residential lots she hoped to see some of the homes designed to allow  
39 an accessory dwelling unit (mother-in-law apartment). Mr. Brimley explained Clearfield City did  
40 not currently allow accessory dwelling units.

41  
42 *Weldon Martin*, Syracuse resident, expressed his concern for the adverse traffic impact that  
43 residential development would have in that area. He also wanted to make sure the R-1-6 zoning  
44 designation would not allow any kind of apartment complex on the property. Mr. Brimley

1 explained the R-1-6 zoning designation was a single-family zone. He continued that apartments  
2 would not be permissible under the current regulations.  
3

4 *Angie VanLeer*, Clearfield resident, read a statement from Veronica Osterhoot opposing the  
5 zoning change and asked that the zoning be kept agricultural. Ms. VanLeer stated she was  
6 opposed to allowing housing on the agricultural property. She expressed concern with losing all  
7 the open fields in Clearfield. She suggested the cemetery expansion on the entire parcel would be  
8 a better option. She suggested the R-1-8 designation was a better choice if the property really had  
9 to be rezoned for residential use.

10  
11 *In Favor*

12  
13 There were no comments expressed in favor of the rezone.  
14

15 **Commissioner Murray moved to close the public hearing at 7:20 p.m. Seconded by**  
16 **Commissioner McAllister. The motion carried upon the following vote: Voting AYE –**  
17 **Commissioners Bigelow, Bloomfield, McAllister, and Murray. Voting NO – None.**  
18 Commissioners Browning and Jones were not present for the vote.  
19

20 Commissioner McAllister asked what options were available to Syracuse City, owner, for  
21 development of the property. Mr. Brimley explained Syracuse bought the property for expansion  
22 of its cemetery. He continued that type of development brought no economic value to Clearfield  
23 and neither did leaving the property as an agricultural use. He also explained the current zoning  
24 of the property would not allow expansion of the cemetery. Mr. Brimley stated Syracuse City  
25 analyzed its expansion needs for the cemetery and realized it did not need the entire 23.75 acres  
26 for that expansion; therefore, it intended to use approximately seven acres for the expansion then  
27 sell the remaining property for development. He added Clearfield was opposed to high density  
28 development on the property. He explained the highest and best use for the property was to  
29 develop it consistent with the surrounding area, single-family residential. He also stated the R-1-6  
30 zone did not vary significantly from the R-1-8 zone. He added it was in the best interest of both  
31 cities to come to an agreement on how the property might be developed to meet the needs of both  
32 communities. He stated there was a significant need in the area for affordable single-family  
33 options.  
34

35 Chair Uccardi commented the Commission could recommend to the City Council the R-1-8  
36 zoning designation if it desired a slightly larger lot size. Mr. Brimley agreed. He also explained a  
37 rezone was a legislative act and the City Council would have the final say on the rezone.  
38

39 Commissioner McAllister expressed his concern that Syracuse City was dictating what could be  
40 done with property that wasn't within its boundaries. He expressed frustration that the property  
41 would be developed residentially in any of the options presented. He suggested the R-1-8 zone  
42 was a better fit for the property.  
43

44 Commissioner Murray suggested that the R-1-6 zone was not significantly different than the

1 surrounding neighborhoods. Brad McIlrath, Senior Planner, reviewed the differences in lot sizes  
2 for R-1-6 and R-1-8 zones. He stated the setbacks in the R-1-6 were not as restrictive as the R-1-8  
3 zone. He also explained the R-1-Open zone was no longer allowed in the City's General Plan. He  
4 commented that the market appeared to be driven toward smaller lots and more affordability.  
5

6 Chair Uccardi asked if a cemetery was allowed in a single-family zone. Mr. Brimley explained  
7 not in Clearfield but the intent was that there would be boundary adjustment between the cities of  
8 approximately seven acres. He continued once the boundary was adjusted Syracuse could use  
9 whatever zoning its ordinances allowed for cemetery development. Commissioner Bigelow asked  
10 if there was anything to stop Syracuse from developing the property for another use than a  
11 cemetery once the boundary was adjusted. Mr. Brimley indicated once the boundary was adjusted  
12 Syracuse would decide how to use the property.  
13

14 Commissioner Bigelow asked how traffic on 1000 West would be impacted by a residential  
15 development on the property. Mr. Brimley stated there would be a slight impact but expressed his  
16 opinion it would not be significant based on the number of lots presently being suggested for the  
17 property. Chair Uccardi mentioned that there would be other ways to exit any proposed  
18 subdivision once it was developed, other than from 1000 West.  
19

20 **Commissioner Murray moved to recommend approval to the City Council of RZN 2019-**  
21 **0018, a rezone request by Clearfield City on behalf of Syracuse City for 23.75 acres of**  
22 **property located at approximately 1100 South 1000 West (TINs: 12-051-0046 and 12-051-**  
23 **0034) from A-1 (Agricultural) to R-1-6 (Single-family Residential) noting that it was**  
24 **consistent with the guidelines, goals and objectives of the City's General Plan; and the**  
25 **zoning will be consistent with the surrounding neighborhoods. Seconded by Commissioner**  
26 **Bigelow.** Chair Uccardi asked Youth Ambassador Bush her opinion on the rezone. Youth  
27 Ambassador Bush expressed her opinion that the rezone was consistent with the surrounding  
28 neighborhoods and agreed with Mr. McIlrath's comments about people looking for smaller lots  
29 and better affordability. Commissioner McAllister commented he preferred a rezone to the R-1-8  
30 zone because it provided a larger lot and more livability. Commissioner Bloomfield agreed. Chair  
31 Uccardi commented he viewed Syracuse City as any other landowner in the City looking to make  
32 a profit. He stated he would inform the City Council of the discussion and concerns of each  
33 member of the Commission. **The motion carried upon the following vote: Voting AYE –**  
34 **Commissioners Bigelow, Murray, and Chair Uccardi. Voting NO – Commissioners**  
35 **Bloomfield and McAllister.** Commissioners Browning and Jones were not present for the vote.  
36

37 PUBLIC HEARING, DISCUSSION AND RECOMMENDATION OF APPROVAL FOR RZN  
38 1910-0014, A ZONING MAP AMENDMENT REQUEST BY STUART SMITH TO REZONE  
39 1.1 ACRES OF THE SUBJECT PROPERTY FROM R-1-8 (RESIDENTIAL) TO R-1-6  
40 (RESIDENTIAL). LOCATION: APPROXIMATELY 1950 SOUTH MAIN STREET. (TIN: 12-  
41 080-0030). PROJECT AREA: 1.1 ACRES. PLANNER: BRAD MCILRATH (LEGISLATIVE  
42 MATTER).  
43

1 Chair Uccardi opened the public hearing at 7:43 p.m.

2  
3 Brad McIlrath, Senior Planner, presented the following facts:

- 4 • The property was currently zoned R-1-8 (Single-family Residential).
- 5 • The applicant would like to subdivide the property into three lots: two flag lots and one regular lot. Flag lots were allowed in any single-family residential zone.
- 6 • The existing single-family home would remain on Lot 1.
- 7 • The rezone request was for an R-1-6 zone to meet minimum lot widths.
- 8 • General Plan designation is Residential and supported the R-1-6 zone for residential infill.

9  
10  
11 Chair Uccardi asked if there were any public comments. There were no public comments.

12 **Commissioner Murray moved to close the public hearing at 7:48 p.m. Seconded by**  
13 **Commissioner McAllister. All voting AYE.**

14  
15 **Commissioner Murray moved to recommend approval to the City Council of RZN 1910-**  
16 **0014, a rezone request by Stuart Smith for the property located at 1950 South Main Street**  
17 **(TIN: 12-080-0030) from R-1-8 (Residential) to R-1-6 (Residential). Seconded by**  
18 **Commissioner Bigelow. The motion carried upon the following vote: Voting AYE –**  
19 **Commissioners Bigelow, Bloomfield, McAllister, and Murray. Voting NO – None.**  
20 Commissioners Browning and Jones were not present for the vote.

21  
22 DISCUSSION AND APPROVAL OF PSP, FSP 1910-0011, A PRELIMINARY AND FINAL  
23 SUBDIVISION PLAT REQUEST BY STUART SMITH TO SUBDIVIDE 1.1 ACRES OF THE  
24 SUBJECT PROPERTY INTO THREE LOTS FOR THE PURPOSE OF A SINGLE FAMILY  
25 DEVELOPMENT. LOCATION: APPROXIMATELY 1950 SOUTH MAIN STREET. (TIN: 12-  
26 080-0030). PROJECT AREA: 1.1 ACRES. PLANNER: BRAD MCILRATH  
27 (ADMINISTRATIVE MATTER).

28  
29 Brad McIlrath, Senior Planner, presented the following facts:

- 30 • The request was for approval of the preliminary and final three lot subdivision plat for the
- 31 Outback Subdivision along with the dedication of right-of-way and utility easements.
- 32 • The access points and cross access easement were required by the North Davis Fire
- 33 District.
- 34 • All lots would be larger than 10,000 square feet in the R-1-6 zone. The minimum lot size
- 35 requirement was 6,000 square feet.
- 36 • The plat would also correct a gap in the parcel boundaries.
- 37 • Conditions of the preliminary approval needed to be met prior to submittal for final plat
- 38 approval.
- 39 • Staff recommended of approval of the preliminary plat and a recommendation to the City
- 40 Council of approval for the final plat.

41  
42 Commissioner Bloomfield asked if the access roads were City streets. Mr. McIlrath state the  
43 roads were considered private driveways. Commissioner Bloomfield asked if the Fire District  
44 would be able use the accesses. Mr. McIlrath stated the Fire District would be able to use either

1 access to service either lot. Commissioner Bloomfield asked what would prevent the accesses  
2 being blocked at any given time. Mr. McIlrath explained as a cross access easement the Fire  
3 District could enforce the restriction. He added the cross access easement was noted on the plat so  
4 potential buyers would understand the access requirements.

5  
6 Chair Uccardi asked if there was clear delineation between the lots. Mr. McIlrath identified the  
7 common lot lines on the plat creating a clear delineation.

8  
9 Commissioner Bigelow asked why the garage on Lot 1 touched the property line. Mr. McIlrath  
10 explained it looked like it touched the property line but it was actually two feet off the line as  
11 required by Code. Commissioner Bloomfield asked where the garages for Lots 2 and 3 would sit.  
12 Mr. McIlrath stated the setbacks in the R-1-6 zone would be need to be met for the garages.

13  
14 Stuart Smith, applicant, explained the Fire District was requiring the driveway to be kept clear so  
15 the houses would be built twenty feet (20') off the easement so there would be no need to park in  
16 the cross access easement. He also stated he planned to begin construction as soon as approval  
17 was granted.

18  
19 **Commissioner Murray moved to approve the preliminary subdivision plat for the Outback**  
20 **Subdivision, a three lot subdivision, located at 1950 South Main Street (TIN: 12-080-0030).**  
21 **The recommendation was based on the findings and discussions in the Staff Report with the**  
22 **following conditions:**

- 23 1) **Approval of the subdivision is subject to approval of the requested rezone from R-1-8**  
24 **(Residential) to R-1-6 (Residential). If approved, the subdivision and lots shall comply**  
25 **with the development standards of the R-1-6 zone.**
- 26 2) **Plans shall be revised to address Clearfield City Engineering requirements prior to**  
27 **obtaining final signatures on the plat and recording of that plat.**
- 28 3) **The applicant is responsible for the replacement or repair of deteriorated, damaged**  
29 **or missing surface improvements surrounding the perimeter of the subdivision. This**  
30 **includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip**  
31 **improvements, driveways, etc.**
- 32 4) **An Escrow agreement or bond for the public improvements shall be approved by the**  
33 **City Engineer and posted prior to the recordation of the plat as outlined in Section 12-**  
34 **9-2 of the subdivision ordinance.**

35 **Seconded by Commissioner Bigelow. The motion carried upon the following vote: Voting**  
36 **AYE – Commissioners Bigelow, Bloomfield, McAllister, and Murray. Voting NO – None.**  
37 **Commissioners Browning and Jones were not present for the vote.**

38  
39 **Commissioner Murray moved to recommend approval to the City Council of the final**  
40 **subdivision plat for the Outback Subdivision, a three lot subdivision, located at 1950 South**  
41 **Main Street (TIN: 12-080-0030). The recommendation was based on the findings and**  
42 **discussions in the Staff Report with the following conditions:**

- 43 5) **Approval of the subdivision is subject to approval of the requested rezone from R-1-8**  
44 **(Residential) to R-1-6 (Residential). If approved, the subdivision and lots shall comply**  
45 **with the development standards of the R-1-6 zone.**



- 1       **6) Plans shall be revised to address Clearfield City Engineering requirements prior to**
- 2       **obtaining final signatures on the plat and recording of that plat.**
- 3       **7) The applicant is responsible for the replacement or repair of deteriorated, damaged**
- 4       **or missing surface improvements surrounding the perimeter of the subdivision. This**
- 5       **includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip**
- 6       **improvements, driveways, etc.**
- 7       **8) An Escrow agreement or bond for the public improvements shall be approved by the**
- 8       **City Engineer and posted prior to the recordation of the plat as outlined in Section 12-**
- 9       **9-2 of the subdivision ordinance.**

10 **Seconded by Commissioner Bigelow. The motion carried upon the following vote: Voting**  
11 **AYE – Commissioners Bigelow, Bloomfield, McAllister, and Murray. Voting NO – None.**  
12 Commissioners Browning and Jones were not present for the vote.

13  
14 PLANNING COMMISSIONERS' MINUTE

15  
16 Chair Uccardi expressed appreciation for the work put in by all those involved in the meeting. He  
17 also asked the members of the Commission to let him know if they wanted to change the  
18 timeframe for their payment for attendance at Commission meetings.

19  
20 Commissioner McAllister – None.

21  
22  
23 Commissioner Murray – None.

24  
25 Commissioner Bigelow – None.

26  
27 Alternate Commissioner Bloomfield – None.

28  
29 Youth Ambassador Bush commented she didn't have the power to vote in the Commission  
30 meetings. She acknowledged she was pleased with the outcomes on each item and the way the  
31 meeting was handled.

32  
33 STAFF COMMUNICATIONS

34  
35 Brad McIlrath, Senior Planner, reviewed the new public notice map on the City's website and  
36 how it would be used in the future. He also reminded the members of the Commission there  
37 would be a joint work session with the City Council on Tuesday, December 17, 2019 at 6:00 p.m.  
38 to discuss the Clearfield Station development; and there would be a Commission meeting on  
39 Wednesday, December 18, 2019, to discuss the site plan for the Davis County Library.

40  
41 Commissioner Bloomfield asked what would happen to the current location of the Davis County  
42 Library. Mr. McIlrath explained the City and the County swapped properties and the old library  
43 would be demolished and a possible expansion of Bicentennial Park. Commissioner Bloomfield

- 1 recommended some outreach to the residents in that area about the plans as they developed.
- 2
- 3 There being no further business to come before the Planning Commission, **Commissioner**
- 4 **Murray moved to adjourn at 8:17 P.M. Seconded by Commissioner Bloomfield.**