PRESIDING: Brady Jugler Chair

PRESENT: Brady Jugler Chair
Robert Browning Commissioner
Chris Uccardi Commissioner
David Bloomfield Alternate Commissioner
Ruth Jones Commissioner
Kathryn Murray Commissioner
Brett McAllister Commissioner
Nicole Bigelow Commissioner
Eden Bush Youth Ambassador

STAFF PRESENT: Brie Brass Assistant City Attorney
Spencer Brimley Community Development Director
Brad McIlrath Senior Planner
Denise Clayburn Customer Service Rep

Commissioner Juglar called the meeting to order at 6:30 p.m.

DISCUSSION ON APPROVAL FOR THE MINUTES OF JUNE 19, 2019 REGULAR MEETING AND FOR JULY 17, 2019 WORK AND REGULAR MEETINGS

- Commissioner Murray pointed out a few minor changes to be made.


- Final Subdivision Plat.
- There were 50 units proposed for the site but that had changed to only 49 units.
- There would be 5.45 percent open space.
- There would be 21 percent landscaping.
- The developer would need to establish a Home Owners Association to maintain the common areas.

The meeting adjourned at 7:00 p.m.
The Pledge of Allegiance was led by Chair Jugler

APPROVAL OF MINUTES FROM JUNE 19, 2019 REGULAR MEETING AND JULY 17, 2019 WORK AND REGULAR MEETINGS

Commissioner Murray moved to approve the minutes from June 19, 2019 regular meeting and July 17, 2019 work and regular meetings with the corrections as pointed out in work session. Seconded by Commissioner Jones. The motion carried on the following vote:

Voting AYE – Commissioners Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO – None.

Chair Jugler read the Planning Commission Chair statement.


Brad McIlrath presented the following facts:
Preliminary subdivision plat and site plan were approved by the Planning Commission with conditions on July 10, 2019.

- Open space requirements would be met in two different areas.
- Setbacks would be ten (10) feet.

He reviewed the conditions for approval with the Commission.

Question from the Planning Commission:

- Commissioner Jones commented on the green space designated between Buildings 8 & 9. She stated the renderings look like that area would be concrete. She asked if the open and green space requirements would still be met with that designation. Mr. McIlrath responded he reviewed that part of drawing. He explained that the FBC allowed an open space that could be a gathering area. He commented the landscaping was above that required by FBC.

Jacob Briggs, Manager for Mayfly Rise, assured the Commission that all requirements would be met. He expressed his excitement to be coming to Clearfield with the project.

Commissioner Jones moved to approve, as conditioned FSP 1908-0001, a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision located at approximately 172 and 140 North Main Street (TIN:12-001-0212, 12-010-0213, & 12-001-0002). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.

2) The project shall include the creation of a Home Owners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in the staff report.

3) The power lines and utilities shall be placed underground to allow for the location of street lights and street trees along the property frontage and within the furnishing zone.

4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance in the City Code shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting AYE – Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting NO – None.
Chair Jugler – Announced his need to resign from the Commission by the end of October. He would be moving to Layton.

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn at 7:40 p.m. Seconded by Commissioner Uccardi.