

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 September 4

3 6:30 P.M. – Work Session

- 4
- 5 **PRESIDING:** Brady Jugler Chair
- 6
- 7 **PRESENT:** Brady Jugler Chair
- 8 Robert Browning Commissioner
- 9 Chris Uccardi Commissioner
- 10 David Bloomfield Alternate Commissioner
- 11 Ruth Jones Commissioner
- 12 Kathryn Murray Commissioner
- 13 Brett McAllister Commissioner
- 14 Nicole Bigelow Commissioner
- 15 Eden Bush Youth Ambassador
- 16

- 17
- 18 **STAFF PRESENT:** Brie Brass Assistant City Attorney
- 19 Spencer Brimley Community Development Director
- 20 Brad McIlrath Senior Planner
- 21 Denise Clayburn Customer Service Rep
- 22

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

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26 DISCUSSION ON APPROVAL FOR THE MINUTES OF JUNE 19, 2019 REGULAR

27 MEETING AND FOR JULY 17, 2019 WORK AND REGULAR MEETINGS

- 28 • Commissioner Murray pointed out a few minor changes to be made.
- 29

30 DISCUSSION ON FSP 1908-0001, A FINAL SUBDIVISION PLAT REQUEST BY SPENCER

31 BARBER WITH MAYFLY RISE LLC, FOR A FORTY-NINE UNIT TOWNHOME

32 SUBDIVISION AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140 NORTH MAIN

33 STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PROJECT AREA: 1.918 ACRES.

34 ZONE: T-R (TOWN RESIDENTIAL).

35

- 36 • Final Subdivision Plat.
- 37 • There were 50 units proposed for the site but that had changed to only 49 units.
- 38 • There would be 5.45 percent open space.
- 39 • There would be 21 percent landscaping.
- 40 • The developer would need to establish a Home Owners Association to maintain the
- 41 common areas.
- 42

43 The meeting adjourned at 7:00 p.m.

44 **CLEARFIELD PLANNING COMMISSION MEETING**

September 4th 2019
7:00 P.M. - Regular Session

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4 PRESIDING: Brady Jugler Chair
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6 PRESENT: Brady Jugler Chair
7 Kathryn Murray Vice-Chair
8 Robert Browning Commissioner
9 Ruth Jones Commissioner
10 Brett McAllister Commissioner
11 Chris Uccardi Commissioner
12 David Bloomfield Alternate Commissioner
13 Nicole Bigelow Commissioner
14 Eden Bush Youth Ambassador
15
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17 STAFF PRESENT: Brie Brass Assistant City Attorney
18 Spencer Brimley Community Development Director
19 Brad McIlrath Senior Planner
20 Denise, Clayburn Customer Service Rep
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22 VISITORS: Spencer Barber, Jacob Briggs, Joseph Bush
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25 The Pledge of Allegiance was led by Chair Jugler
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27 APPROVAL OF MINUTES FROM JUNE 19, 2019 REGULAR MEETING AND JULY 17,
28 2019 WORK AND REGULAR MEETINGS
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30 **Commissioner Murray moved to approve the minutes from June 19, 2019 regular meeting**
31 **and July 17, 2019 work and regular meetings with the corrections as pointed out in work**
32 **session. Seconded by Commissioner Jones. The motion carried on the following vote:**
33 **Voting AYE – Commissioners Uccardi, Murray, Browning, Jones, and Bigelow. Voting NO**
34 **– None.**
35

36 Chair Jugler read the Planning Commission Chair statement.
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39 DISCUSSION AND APPROVAL OF FSP 1908-0001, A FINAL SUBDIVISION PLAT
40 REQUEST BY SPENCER BARBER WITHMAYFLY RISE LLC, FOR A FORTY-NINE UNIT
41 TOWNHOME SUBDIVISION AT THE SUBJECT PROPERTIES. LOCATION: 172 & 140
42 NORTH MAIN STREET (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). PROJECT AREA:
43 1.918 ACRES. ZONE: T-R (TOWN RESIDENTIAL).
44

45 Brad McIlrath presented the following facts:

- 1 • Preliminary subdivision plat and site plan were approved by the Planning Commission
- 2 with conditions on July 10, 2019.
- 3 • Open space requirements would be met in two different areas.
- 4 • Setbacks would be ten (10) feet.

5 He reviewed the conditions for approval with the Commission.

6
7 Question from the Planning Commission:

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

14 •
15 Jacob Briggs, Manager for Mayfly Rise, assured the Commission that all requirements would be

16 met. He expressed his excitement to be coming to Clearfield with the project.

17
18 **Commissioner Jones moved to approve, as conditioned FSP 1908-0001, a final subdivision**

19 **plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision**

20 **located at approximately 172 and 140 North Main Street (TIN:12-001-0212, 12-010-0213, &**

21 **12-001-0002). The recommendation was based on the findings and discussions in the Staff**

22 **Report with the following conditions:**

- 23 1) **The subdivision plat and improvement drawings shall be revised to address**
- 24 **Clearfield City Engineering requirements prior to final approval.**
- 25 2) **The project shall include the creation of a Home Owners Association (HOA) to**
- 26 **maintain all of the private common spaces of the project, including but not limited**
- 27 **to: landscaping, snow removal, building maintenance, trash collection, and open**
- 28 **space areas. The proposed CC&Rs shall be revised to provide the needed**
- 29 **information required by City Code and outlined in the staff report.**
- 30 3) **The power lines and utilities shall be placed underground to allow for the location of**
- 31 **street lights and street trees along the property frontage and within the furnishing**
- 32 **zone.**
- 33 4) **The applicant is responsible for the replacement or repair of deteriorated, damaged**
- 34 **or missing surface improvements surrounding the perimeter of the subdivision. This**
- 35 **includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip**
- 36 **improvements, driveways, etc.**
- 37 5) **An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision**
- 38 **Ordinance in the City Code shall be provided and will be subject to approval by the**
- 39 **City Engineer and City Attorney. The agreement for the public improvements shall**
- 40 **be established prior to obtaining any permits for the properties or plat being**
- 41 **recorded.**

42 **Seconded by Commissioner Bigelow. The motion carried on the following vote: Voting**

43 **AYE – Commissioners Browning, Murray, Jones, Bigelow, McAllister and Uccardi. Voting**

44 **NO – None.**

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2 PLANNING COMMISSIONERS' MINUTE
3
4 Youth Ambassador Bush – Nothing
5
6 Commissioner McAllister – Nothing
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8 Commissioner Uccardi – Nothing
9
10 Commissioner Murray – Nothing
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12 Commissioner Browning – Nothing
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14 Commissioner Jones –Nothing
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16 Commissioner Bigelow – Nothing
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18 Chair Jugler – Announced his need to resign from the Commission by the end of October. He
19 would be moving to Layton.
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22 There being no further business to come before the Planning Commission, **Commissioner Jones**
23 **moved to adjourn at 7:40 p.m. Seconded by Commissioner Uccardi.**
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