



Community Development

PLANNING & ZONING, BUILDING INSPECTIONS,
BUSINESS LICENSING, AND CDBG ADMINISTRATION

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, September 5th, 2018*, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield UT 84015.

CALL TO ORDER-- PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: August 1st, 2018

PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Public Hearings

1. Public Hearing, Discussion and Possible Action on **PSP 1808-0002**, a preliminary subdivision plat request by Betty Parker of Freeport Center Associates to create a two (2) lot industrial subdivision from the subject properties. **Location:** 217, 330, 333, 371, 383, and 395 South 1000 West, and one large property with approximate address of 775 West Highway 193 (TIN: 12-021-0033, 12-021-0004, 12-021-0005, 12-021-0006, 12-021-0007, 12-021-0008, 12-021-0034) **Aggregate Parcel Size:** 65.61 acres. **Zoning:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Matter**).
2. Public Hearing, Discussion and Possible Action on **PSP 1808-0005**, a preliminary subdivision plat request by Brock Loomis for the Moda Clearfield Townhomes Subdivision to create a 41-unit townhome subdivision (Moda Clearfield Townhomes) at the subject property. **Location:** 180 S. State Street. (TIN: 12-001-0132). **Parcel Size:** 1.78 acres **Zoning:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Matter**).
3. Public Hearing, Discussion and Possible Action on **CUP 1807-0007** a conditional use permit request by Jared Jepsen to operate an auto sales business, Diamond J Motors LLC at the subject property. **Location:** 329 N. Main Street (TIN: 14-071-0085). **Parcel Size:** 0.77 acres. **Zoning:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).
4. Public Hearing, Discussion and Possible Action on **CUP 1608-0001** a conditional use permit request by Michael Barnes for the outdoor storage of earthen materials to be processed and refined at the subject property. **Location:** 135 West 200 South, Rear. (TIN: 12-022-0048). **Parcel Size:** 0.95 acres. **Zoning:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Matter**).
5. Public Hearing, Discussion and Possible Action on **ZTA 1807-0005**, a zoning text amendment by Clearfield City to enact a small wireless facilities ordinance. The purpose of this ordinance is to govern the use, location, construction, and design of small wireless facilities within the public right-of-way. **Planner:** Spencer Brimley (**Legislative Matter**).

6. Public Hearing, Discussion and Possible Action on **PSP 1807-0006**, a preliminary subdivision plat request by Ed Green to create a 30-unit townhome subdivision at the subject property. **Location:** Approximately 1142 West 300 North. **Parcel Size:** 2.63 acres **Zoning:** R-3 (Residential) conditioned on subdivision and site plan approval. **Planner:** Brad McIlrath (**Administrative Matter**).
Item has been postponed to the October 3rd Planning Commission meeting

Non-Public Hearings

7. Discussion and Possible Action on **FSP 1808-0002**, a final subdivision plat request by Betty Parker of Freeport Center Associates to create a two (2) lot industrial subdivision from the subject properties. **Location:** 217, 330, 333, 371, 383, and 395 South 1000 West, and one large property with approximate address of 775 West Highway 193 (TIN: 12-021-0033, 12-021-0004, 12-021-0005, 12-021-0006, 12-021-0007, 12-021-0008, 12-021-0034) **Aggregate Parcel Size:** 65.61 acres. **Zoning:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Matter**).
8. Discussion and Possible Action on **SP 1808-0005** a site plan request by Brock Loomis for the Moda Clearfield Townhomes development to create a 41-townhome development (Moda Clearfield Townhomes) at the subject property. **Location:** 180 S. State Street. (TIN: 12-001-0132). **Parcel Size:** 1.78 acres. **Zoning:** T-R (Town Residential). **Planner:** Brad McIlrath (**Administrative Matter**).
9. Discussion and Possible Action on **SP 1807-0007** a site plan request by Jared Jepsen to operate an auto sales business, Diamond J Motors LLC at the subject property. **Location:** 329 N. Main Street (TIN: 14-071-0085). **Parcel Size:** 0.77 acres. **Zoning:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).
10. Discussion and Possible Action on **SP 1608-0001** a site plan request by Michael Barnes to operate a fine mineral extraction and manufacturing business at the subject property. **Location:** 135 West 200 South, Rear. (TIN: 12-022-0048). **Parcel Size:** 0.95 acres. **Zoning:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Matter**).
11. Discussion and Possible Action on **SP 1808-0003** a site plan request by Hamid Janversan for Clearfield Plaza, a 5-unit commercial/retail center at the subject property. **Location:** 150 East 1700 South (TIN: 12-077-0018). **Parcel Size:** 0.76 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 3rd day of September, 2018.
/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.