



## Community Development

PLANNING & ZONING, BUILDING INSPECTIONS,  
BUSINESS LICENSING, 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, April 3<sup>rd</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**

##### **Public Hearings**

1. Public Hearing, Discussion and Possible Action on **RZN 1903-0001**, a zoning map amendment request by Jason Hamblin to rezone the subject properties from A-1 (Agricultural) to R-1-O (Residential). **Location:** Approximately 875 West 200 North (TIN: 12-019-0103 & 12-711-0112). **Rezone Area:** 3.569 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **RZN 1903-0003**, a zoning map amendment request by Todd Goff on behalf of Barneck Preschool to rezone the subject property from R-1-8 (Residential) to C-2 (Commercial). **Location:** 49 West 300 North (TIN: 12-020-0007). **Rezone Area:** 0.19 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

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

3. Discussion and Possible Action on **FSP 1901-0010**, an amended subdivision plat request by John Ryan to add six (6) additional townhome properties and an office/garage property to the Kensington Place Phase 2 Subdivision. **Location:** 852 & 880 South 550 East (TIN: 12-815-0001 & 12-815-0002). **Parcel Area:** 0.33 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath (**Administrative Matter**).
4. Discussion and Possible Action on **SP 1901-0011**, an amended site plan request by John Ryan to add six (6) additional townhomes and an office/garage space to the Kensington Place Phase 2 development. **Location:** 852 & 880 South 550 East (TIN: 12-815-0001 & 12-815-0002). **Parcel Area:** 1.66 Acres. **Zone:** R-3 (Residential). **Planner:** Brad McIlrath (**Administrative Matter**).
5. Discussion and Possible Action on **CUP 1903-0002**, a conditional use permit amendment request by Dominion Energy to allow an eight foot (8') security fence with barbed wire to meet Dominion Energy security standards. **Location:** 659 South 1000 East (TIN: 09-017-0010). **Parcel Area:** 0.066 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).

6. Discussion and Possible Action on **PSP 1903-0007**, a preliminary subdivision plat request by Hamblin Investments for a 13-Lot single-family subdivision (Autumn Ridge Phase 5) at the subject properties. **Location:** Approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117). **Project Area:** 3.159 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

#### **DISCUSSION ITEMS**

7. Staff Discussion
8. Planning Commissioners' Minute
9. Staff Communications

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

Dated this 25<sup>th</sup> day of March, 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.