



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, May 8th, 2019**, on the **3rd 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 on **ZTA 1903-0017**, a zoning text amendment by Clearfield City to amend Section 11-15-8F, the billboard regulations of the sign ordinance. The purpose of these amendments is to provide additional buffering, location, and design standards for existing and relocated billboards within the City. **Planner:** Brad McIlrath (**Legislative Matter**).
2. Public Hearing, Discussion and Possible Action on **RZN 1903-0018**, a zoning map amendment request by Kyle Weaver to rezone the subject property from R-1-8 (Residential) to R-1-6 (Residential). **Location:** 90 West 200 South (TIN: 12-020-0062). **Project Area:** 1.57 Acres. **Planner:** Brad McIlrath (**Legislative Matter**).

Non-Public Hearings

3. Discussion and Possible Action on **SP 1903-0016**, an amended site plan request by Hamid Janversan to add a drive-thru lane and associated site plan changes for the proposed Clearfield Plaza commercial/retail center at the subject location. **Location:** 150 East 1700 South (TIN: 12-077-0018). **Parcel Area:** 0.76 Acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Matter**).

DISCUSSION ITEMS

4. Staff Discussion
5. Planning Commissioners' Minute
6. Staff Communications
 - a) Downtown Clearfield Form-Based Code Update
 - b) North Davis Communities Active Transportation Implementation Plan
 - c) Clearfield Station RFQP
 - d) Land Use Ordinance Amendments on the Horizon
 - e) May 22nd meeting to be cancelled

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

Dated this 26th day of April, 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.