



## Community Development

PLANNING, BUILDING INSPECTIONS,  
CUSTOMER SERVICE, AND CODE COMPLIANCE

### CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, March 5, 2025**, 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.

#### REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - January 8, 2025

#### DECISION ITEMS

##### Public Hearings:

1. Public Hearing, Discussion and Possible Action on **RZN 2025-0202**, a zoning map amendment request by Clearfield City to rezone the subject properties from A-1 (Agricultural) and U-R (Urban Mixed Residential) to P-F (Public Facilities). **Locations:** 905 South 1500 East (TIN: 09-021-0017), 350 & 432 South Carter Lane (TINs: 15-072-0004, 15-072-0005, & 12-003-0305). **Project Area:** 12.27 Acres. **Staff:** Brad McIlrath, Senior Planner (Legislative Action).

#### DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
  - General Plan Update

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

Dated this 25<sup>th</sup> day of February 2025.

/s/Tyson Stoddard, Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, 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 may receive comment from applicants, the public, applicable agencies and city 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.

The complete public notice is posted on the Utah Public Notice Website - [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Clearfield City Website - [clearfield.city](http://clearfield.city), and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, [tyson.stoddard@clearfieldcity.org](mailto:tyson.stoddard@clearfieldcity.org) & 801-525-2718.

1                                   **CLEARFIELD PLANNING COMMISSION MEETING**

2   January 8, 2025

3   6:00 P.M. – Pre-Meeting

4  
5   PRESIDING:           Brogan Fullmer           Chair

6  
7   PRESENT:           Robert Browning           Vice Chair  
8                           David Bloomfield           Commissioner  
9                           Chad Mortensen           Commissioner  
10                          Riley Wheeler           Commissioner  
11                          Brian Swan           Commissioner  
12                          Nicholas Dragon           Commissioner (Alternate)

13  
14   ABSENT:           Kathryn Murray           Commissioner  
15                          Danielle Sikes           Commissioner (Alternate)  
16                          Jaylee Bouwhuis           Youth Commission Ambassador

17  
18   STAFF PRESENT:   Amy Jones           Deputy City Attorney  
19                          Stacy Millgate           Community Development Director  
20                          Brad McIlrath           Senior Planner  
21                          Tyson Stoddard           Planner

22  
23   VISITORS:

24  
25   Chair Fullmer called the meeting to order at 6:00 p.m., discussed the election for Chair and Vice  
26   Chair, and gave some time to Brad McIlrath, Senior Planner, to discuss eligibility for the Chair  
27   and Vice Chair roles.

28  
29   Commissioner Mortensen suggested doing a paper ballot vote and Chair Fullmer said he liked the  
30   idea.

31  
32   DISCUSSION ON RZN 2024-1202, A ZONING MAP AMENDMENT REQUEST BY  
33   JONATHAN ARBUCKLE TO REZONE THE SUBJECT PROPERTY FROM M-1  
34   (MANUFACTURING) TO C-2 (COMMERCIAL). LOCATION: 460 WEST 1700 SOUTH (TIN:  
35   12-065-0203). PROJECT AREA: 1.866 ACRES.

36  
37   Mr. McIlrath said that the General Plan supported the rezone from manufacturing to commercial.  
38   Chair Fullmer asked about the prospect of the property being developed with a car dealership.  
39   Commissioner Browning replied that the request was a rezone to C-2, which would mean that there  
40   could be a car dealership. Mr. McIlrath said that when considering a rezone request, it's important  
41   to evaluate all of the permitted uses of the zone because you don't know exactly what will happen  
42   with future development of the property.

43  
44   Mr. McIlrath gave an update on 500 West going into the Freeport Center, stating that a road was  
45   currently under construction to extend 500 West towards the School District properties and provide  
46   access into the greater Freeport Center area.

1 DISCUSSION ON GPA & RZN 2024-1205, A GENERAL PLAN AMENDMENT AND  
2 REZONE REQUEST BY NICOLE VISCONTI WITH S-DEVCORP, INC. TO CHANGE THE  
3 DESIGNATION ON THE REAR FOUR (4) ACRES OF THE SUBJECT PROPERTY FROM  
4 COMMERCIAL TO RESIDENTIAL WITH A REZONE FROM C-2 (COMMERCIAL) TO R-3  
5 (RESIDENTIAL) AND KEEP THE REMAINING FRONT TWO-PLUS (2+) ACRES  
6 DESIGNATED AS COMMERCIAL. LOCATION: 175 WEST ANTELOPE DRIVE (TIN: 12-  
7 242-0009). TOTAL PROJECT AREA: 6.92 ACRES.

8  
9 Commissioner Browning asked what happened with the most recent rezone application for the  
10 subject property that included small lot single-family homes. Mr. McIlrath replied that the previous  
11 applicant walked away because the project would not pencil, or was not attractive from a  
12 profitability standpoint. Mr. McIlrath said that the main reason for staff's recommendation of  
13 approval of the request was that the Moderate Income Housing Plan supported rezoning for  
14 densities supportive of moderate income housing near commercial zones and along major transit  
15 corridors. Mr. McIlrath also clarified that staff was recommending approval but with a development  
16 agreement to outline the development standards and timeline of the project.

17  
18 DISCUSSION ON CUP 2024-1201, A CONDITIONAL USE PERMIT REQUEST BY SHAYLA  
19 BARTON FOR A HOME OCCUPATION BUSINESS TO USE A SHED FOR DOG  
20 GROOMING. LOCATION: 196 NORTH 1250 WEST (TIN: 12-029-0068). PARCEL AREA:  
21 0.21 ACRES. ZONE: R-1-8 (RESIDENTIAL).

22  
23 Mr. Stoddard explained that any home occupation using a shed or garage as part of the business is  
24 required to get a conditional use permit, and shared some general information related to the  
25 business. He said that there would be a rare occasion when the business might need to use a  
26 generator to supplement power to the shed. Given that potential, Mr. Stoddard said there were  
27 conditions of approval specific to the use of a generator.

28  
29 Chair Fullmer asked if the applicant was renting an accessory unit in the home. Mr. Stoddard  
30 clarified that there was not an accessory unit at the home, but the applicant was renting the entire  
31 dwelling as a single-family residence. He said that because they are renting, they had to have the  
32 owners sign an affidavit that they were aware of the application.

33  
34 Commissioner Swan asked if there were any parking concerns. Mr. Stoddard replied that he did  
35 not think so, because it was a small operation where the customers would drop their dogs off to be  
36 groomed and then come back later for pick up.

37  
38 DISCUSSION ON CUP 2024-1203, A CONDITIONAL USE PERMIT REQUEST BY BRANDY  
39 CHRISTENSEN TO OPERATE A DANCE AND TUMBLING FACILITY AT THE SUBJECT  
40 LOCATION. LOCATION: 385 NORTH 1000 WEST (TIN: 14-248-0002). PARCEL AREA: 0.43  
41 ACRES. ZONE: C-2 (COMMERCIAL).

42  
43 Mr. Stoddard said that the applicant had been operating Starstruck Dance Studios in Clearfield for  
44 a number of years but had been searching for a new location due to the upcoming redevelopment  
45 of Lakeside Square. He said that now they have purchased the subject property, they are requesting  
46 the Conditional Use Permit to remodel the building for the studio. He also stated that they would  
47 be installing a new sidewalk from the back of the building to the main entrance.

1  
2 DISCUSSION ON SP 2024-1204, A SITE PLAN REQUEST BY LEO VETTORI TO  
3 CONSTRUCT A NEW TUMBLING GYM AT THE SUBJECT LOCATION. LOCATION: 905  
4 EAST 700 SOUTH (TIN: 12-004-0133). PROJECT AREA: 1.24 ACRES ZONE: C-C  
5 (GATEWAY CORRIDOR COMMERCE).  
6

7 Mr. McIlrath said that the applicant had been operating out of a leased space in Clearfield Towne  
8 Square, but now have the opportunity to build their own building on 700 South in the Downtown  
9 Form Based Code Area. He said there were a few conditions of approval listed in the staff report,  
10 consistent with other site plan approvals in the Downtown Area.  
11

12 DISCUSSION ON CUP 2024-1206, A CONDITIONAL USE PERMIT REQUEST BY ALLIE  
13 PLATT FOR AN INDOOR GOLF FACILITY AND GYM AT THE SUBJECT LOCATION.  
14 LOCATION: 340 WEST 1700 SOUTH SUITE B101 (TIN: 12-940-0001). PARCEL AREA: 3.95  
15 ACRES. ZONE: C-2 (COMMERCIAL).  
16

17 Chair Fullmer stated that there would not be time to discuss the indoor golf facility during the Pre-  
18 Meeting.  
19

20 **Chair Fullmer moved to adjourn the work session. Seconded by Commissioner Mortensen.**  
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**CLEARFIELD PLANNING COMMISSION MEETING**

January 8, 2025

6:30 P.M. – Regular Meeting

**PRESIDING:** Brogan Fullmer Chair

**PRESENT:** Robert Browning Commissioner  
David Bloomfield Commissioner  
Chad Mortensen Commissioner  
Riley Wheeler Commissioner  
Brian Swan Commissioner  
Nicholas Dragon Commissioner (Alternate)

**ABSENT:** Kathryn Murray Commissioner  
Danielle Sikes Commissioner (Alternate)  
Jaylee Bouwhuis Youth Commission Ambassador

**STAFF PRESENT:** Amy Jones Deputy City Attorney  
Stacy Millgate Community Development Director  
Brad McIlrath Senior Planner  
Tyson Stoddard Planner

**VISITORS:** Brandy Christensen, Leo Vettori, Janelle Vettori, Andy Christensen,  
Shayla Barton, Alan Bott, Nicole Visconti, Basil Chelemes, Brian Zaitz,  
Lindi Fullmer, Matthew Fullmer

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

**ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR THE 2025 CALENDAR YEAR.**

Commissioner Browning nominated Brogan Fullmer for Chairperson.

Commissioner Swan nominated Robert Browning for Chairperson. Commissioner Browning respectfully declined.

**With no other nominations, the nomination for Brogan Fullmer as Chairperson of the Clearfield City Planning Commission for the 2025 calendar year was put forward for a vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO: None.**

Chair Fullmer nominated Robert Browning to serve as Vice-Chairperson.

**With no other nominations, the nomination for Robert Browning as Vice-Chairperson of the Clearfield City Planning Commission for the 2025 calendar year was put forward for a vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and**

**Dragon. Voting NO: None.**

Chair Fullmer introduced the first agenda item and turned the time over to Brad McIlrath, Senior Planner, for the presentation.

PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF RZN 2024-1202, A ZONING MAP AMENDMENT REQUEST BY JONATHAN ARBUCKLE TO REZONE THE SUBJECT PROPERTY FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL). LOCATION: 460 WEST 1700 SOUTH (TIN: 12-065-0203). PROJECT AREA: 1.866 ACRES. STAFF: BRAD MCILRATH, SENIOR PLANNER. (LEGISLATIVE MATTER).

Brad McIlrath, Senior Planner, presented the following:

- Property is 1.866 Acres
- Zoned: M-1 (Manufacturing)
- General Plan: Commercial
- Rezone request to develop property for an automobile sales business
- Showed the General Plan Map and Zoning Map of the subject property and surrounding area
- Shared an analysis of the request with a recommendation of approval as was consistent with the Future Land Use Map of the General Plan.

Chair Fullmer declared the public hearing open. Recognizing no public comment, the public hearing was closed.

**Commissioner Browning moved to forward a recommendation to the City Council for approval of RZN 2024-1202 a zoning map amendment request by Jonathan Arbuckle to rezone the subject property from M-1 (Manufacturing) to C-2 (Commercial).**

**Seconded by Commissioner Bloomfield. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO: None.**

PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF GPA 2024-1205, A GENERAL PLAN AMENDMENT REQUEST BY NICOLE VISCONTI WITH S-DEVCORP, INC. TO CHANGE THE DESIGNATION ON THE REAR FOUR (4) ACRES OF THE SUBJECT PROPERTY FROM COMMERCIAL TO RESIDENTIAL AND KEEP THE REMAINING FRONT TWO-PLUS (2+) ACRES DESIGNATED AS COMMERCIAL. LOCATION: 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009). TOTAL PROJECT AREA: 6.92 ACRES. STAFF: BRAD MCILRATH, SENIOR PLANNER. (LEGISLATIVE MATTER).

Brad McIlrath, Senior Planner, presented the following:

- Applicant is requesting the general plan amendment and zoning map amendment for the rear four (4) acres of property.
  - Development front 2+ acres with commercial uses.
  - Development rear 4 acres with townhomes.

- 1 • Total Property Acreage: 6.92 Acres
- 2 • Zoned: C-2 (Commercial)
- 3 • General Plan: Commercial
- 4 • Showed General Plan Map and Zoning Map of the subject property and surrounding area
- 5 • Showed a concept site plan and drawings of potential future development of three
- 6 commercial buildings and townhomes
- 7 • Shared analysis that the requested amendment was inconsistent with the future land use
- 8 designation of the General Plan, but was consistent with and supported by the Moderate
- 9 Income Housing Plan
- 10 • Moderate Income Housing Plan supports rezoning for densities necessary to facilitate the
- 11 production of moderate income housing and rezoning to facilitate moderate income
- 12 housing in commercial or mixed use zones near major transit corridors and commercial
- 13 centers
- 14

15 Chair Fullmer declared the public hearing open.

16  
17 Commissioner Bloomfield shared concerns about shared access with the car wash, ADA  
18 accessibility, and adequate infrastructure and resource availability. Mr. McIlrath said that shared  
19 access with the car wash and ADA accessibility would be reviewed if the rezone was approved  
20 and they moved forward with a subdivision and site plan application. Related to infrastructure,  
21 public works staff did not have any concerns. He said that additional analysis will be done at the  
22 subdivision and site plan review stage.

23  
24 Chair Fullmer asked if there was an estimate of potential elementary school students that would  
25 enroll in Antelope Elementary. Mr. McIlrath said they didn't have an estimate but said half of the  
26 future households may have one or more elementary school aged children.

27  
28 Commissioner Swan asked if any of the neighboring parcels would have a zoning change. Mr.  
29 McIlrath responded that it would only be the subject property in the application.

30  
31 Nicole Visconti, the applicant, stated that they wanted to bring a for sale product to the City that  
32 is nice, while offering greater affordability. She stated that they had started talks with the  
33 neighboring car wash about shared access, but had not finalized anything. Chair Fullmer asked  
34 about interest in the commercial spaces. She stated that there was interest from retail fast food  
35 users, casual dining, coffee shops, and vehicle service users.

36  
37 Chair Fullmer asked for any comments from the public. Seeing none, the public hearing was  
38 closed.

39  
40 Commissioner Wheeler moved to forward a recommendation of approval to the City Council for  
41 the request. Commissioner Swan moved to amend the motion to state that the recommendation  
42 for approval be subject to a development agreement being executed for future development of the  
43 site. Following discussion, Commissioner Wheeler withdrew his motion.

44  
45 **Commissioner Swan moved to forward a recommendation of approval to the City Council**  
46 **for GPA 2024-1205, a general plan amendment request by Nicole Visconti with S-Devcorp,**



1 **Inc. to change the designation on the rear four (4) acres of the subject property from**  
2 **Commercial to Residential and keep the remaining front two-plus (2+) acres designated as**  
3 **Commercial. This motion was made based on the analysis and findings of the staff report**  
4 **and a recommendation that the amendment be subject to the execution of a development**  
5 **agreement to outline development standards for future development of the site.**  
6 **Seconded by Commissioner Dragon. The motion carried on the following vote. Voting AYE:**  
7 **Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO:**  
8 **None.**  
9

10 PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL FOR  
11 APPROVAL OF RZN 2024-1205, A ZONING MAP AMENDMENT REQUEST BY NICOLE  
12 VISCONTI WITH S-DEVCORP, INC. TO REZONE THE REAR FOUR (4) ACRES OF THE  
13 SUBJECT PROPERTY FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL) AND KEEP  
14 THE REMAINING FRONT TWO-PLUS (2+) ACRES ZONED AS C-2 (COMMERCIAL).  
15 LOCATION: 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009). TOTAL PROJECT AREA:  
16 6.92 ACRES. STAFF: BRAD MCILRATH, SENIOR PLANNER. (LEGISLATIVE MATTER).  
17

18 Chair Fullmer introduced the item and declared the public hearing open.  
19

20 Brad McIlrath, Senior Planner, presented the following:

- 21 • R-3 Zone designated for high-density multi-family dwelling units
- 22 • R-3 Zone allows 16 units per acre
- 23 • R-3 Zone established to provide attractive setting for medium and high density multiple-
- 24 family residential development
- 25 • R-3 Zone has been used for Wilcox Farms Subdivision and Antelope Cottages projects to
- 26 allow the density for small-lot single-family development
- 27 - Both projects included a development agreement for the rezone
- 28 • Site concept shows a density of 11.5 units per acre. R-3 Zone would be only zone that
- 29 could allow this type of development
- 30 - A development agreement could be required for general plan and rezone amendments
- 31 • Approval of the request would zone (R-3) for densities to facilitate the production of
- 32 moderate-income housing and would rezone for moderate-income residential
- 33 development in a commercial zone (C-2) that is along a major transit investment corridor
- 34 (Antelope Drive) and is near an employment center (Freeport Center)
- 35

36 Chair Fullmer asked for any comments from the public. Seeing none, the public hearing was  
37 closed.  
38

39 **Commissioner Browning moved to forward a recommendation of approval to the City**  
40 **Council for RZN 2024-1205, a zoning amendment request by Nicole Visconti with S-**  
41 **Devcorp, Inc. to rezone the rear four (4) acres of the subject property from C-2**  
42 **(Commercial) to R-3 (Residential) and keep the remaining front two-plus (2+) acres zoned**  
43 **as C-2 (Commercial). This motion was made based on the analysis and findings of the staff**  
44 **report and a recommendation that the amendment be subject to the execution of a**  
45 **development agreement to outline development standards for future development of the**  
46 **site.**

1 **Seconded by Commissioner Wheeler. The motion carried on the following vote. Voting**  
2 **AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting**  
3 **NO: None.**

4  
5 APPROVAL OF CUP 2024-1201, A CONDITIONAL USE PERMIT REQUEST BY SHAYLA  
6 BARTON FOR A HOME OCCUPATION BUSINESS TO USE A SHED FOR DOG  
7 GROOMING. LOCATION: 196 NORTH 1250 WEST (TIN: 12-029-0068). PARCEL AREA:  
8 0.21 ACRES. ZONE: R-1-8 (RESIDENTIAL). STAFF: TYSON STODDARD, PLANNER  
9 (ADMINISTRATIVE ACTION).

10  
11 Tyson Stoddard, Planner, presented the following:

- 12 • Zone: R-1-8 (Residential)
- 13 • Applicant seeking to use detached shed for a dog grooming business
- 14 • Home Occupations
  - 15 - Permitted in all residential zones, subject to code standards
  - 16 - Home occupations that use a garage or accessory structure require conditional use
  - 17 approval
- 18 • Showed an aerial image of the subject property and zoning map of the surrounding area
- 19 • Showed a site plan and floor plan
- 20 • Shared a photo of the shed
- 21 • Provided an analysis of the request and recommended approval with conditions

22  
23 Chair Fullmer asked about the recommended hours of operation. Mr. Stoddard replied that the  
24 recommended hours came from the Home Occupation standards from code and discussions with  
25 the applicant.

26  
27 Commissioner Swan asked if there had been any analysis of County code related to number of  
28 pets allowed on a property at one time. Mr. Stoddard replied that he didn't believe there was any  
29 conflict between County code and the nature of the business where the pets were being dropped  
30 of for a short amount of time and not staying at the property permanently. Commissioner Swan  
31 said he looked up the County ordinance and said that the language was very broad with not  
32 references to kennel licenses or duration of time. He said he was supportive of the business but  
33 did not know exactly how Davis County interpreted the code. Mr. Stoddard replied that a  
34 condition could be added to verify compliance with County code.

35  
36 Shayla Barton, the applicant, addressed the Planning Commission and shared additional details of  
37 the business. Discussion occurred about County code and how many pets were living at the  
38 property. She said that she had two dogs and appreciated the additional information about County  
39 code.

40  
41 **Commissioner Browning moved to approve CUP 2024-1201, a conditional use permit**  
42 **request by Shayla Barton for a home occupation business to use a shed for dog grooming at**  
43 **the subject property. The motion was made subject to the findings of the staff report and**  
44 **with the following conditions:**

- 45 1) **No more than one (1) nonresident may be employed on the premises, at any**  
46 **time.**

- 2) The home occupation shall not physically change the dwelling to the extent that it would alter the residential character of the neighborhood in which it is located.
- 3) The use shall not unreasonably disturb the peace and quiet of the neighborhood by reason of signage, color, design, materials, construction, lighting, sound, noises, or vibrations.
  - The use of the generator shall comply with the maximum residential outdoor sound levels as required by Clearfield Community Noise Pollution Control standards as found in Title 5: Chapter 1: Nuisances, of Clearfield City Code.
  - The portable generator shall be used to the minimum amount necessary to meet the needs of the business. The generator shall be placed in a location that minimizes the sound for adjacent properties and appropriately screened or enclosed to further reduce noise.
  - The City shall be allowed to perform inspections, investigations, reviews, and other actions as necessary to ensure compliance with noise pollution standards.
- 4) Storage associated with the business shall be entirely within an enclosed structure.
- 5) There shall be no external display of goods or materials upon the premises.
- 6) No sign or advertising shall be displayed on the premises other than one nonilluminated, flat wall sign that is no greater than three (3) square feet and only identifies the name of the business.
- 7) The home occupation shall not generate vehicular traffic significantly in excess of that which is normally generated by a residential use.
- 8) The home occupation shall not be associated with noise, dust, odors, noxious fumes, glare, or other hazards to safety and health, which are emitted and may be discernable beyond the premises. The home occupation shall not create a hazard by using or storing flammable, explosive, or other dangerous materials in quantities that exceed those which may normally be found in a residence.
- 9) The home occupation shall not involve the installation on the exterior of the structure of any special equipment and/or fixtures or plumbing or electrical wiring for such special fixtures or equipment which are not ordinarily or customarily used in a residential accessory structure.
- 10) To protect the residential character of the neighborhood, the business shall operate only between the hours of 8:00 a.m. and 6:00 p.m.
- 11) The applicant shall maintain a Clearfield City business license for business operations from this location.
- 12) There shall be complete conformity with the currently adopted building code, fire code, plumbing code, mechanical code, national electrical code and Davis County and state health codes, and to all state and city ordinances.

Seconded by Commissioner Dragon. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO: None.

APPROVAL OF CUP 2024-1203, A CONDITIONAL USE PERMIT REQUEST BY BRANDY CHRISTENSEN TO OPERATE A DANCE AND TUMBLING FACILITY AT THE SUBJECT

LOCATION. LOCATION: 385 NORTH 1000 WEST (TIN: 14-248-0002). PARCEL AREA: 0.43 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Tyson Stoddard, Planner, presented the following:

- Zone: C-2 (Commercial)
  - Specialized Schools and Recreational Facilities are listed as a conditional use
- Starstruck Studios
  - Dance & Tumbling Classes
  - Currently in Clearfield at Lakeside Square and looking to relocate
- 385 North 1000 West
  - Existing building recently purchased by Starstruck owner
- Showed an aerial image and zoning map of the subject property and surrounding area
- Showed the proposed site plan and floor plan

Chair Fullmer asked if there were any questions for staff or the applicant. Seeing none, he stated he would entertain a motion.

**Commissioner Mortensen moved to approve CUP 2024-1203, a conditional use permit request by Brandy Christensen to operate a dance and tumbling facility at the subject location. The motion was made based on the findings of the staff report and with the following conditions.**

- 1) **The applicant shall obtain a building permit for tenant improvements and the project shall comply with all applicable building and fire code standards.**
- 2) **The applicant shall obtain a Clearfield City business license.**
- 3) **Any signs must meet Chapter 11-15 “Sign Regulations” standards. Signs are not included as part of this Conditional Use Permit approval. Separate review and approval will be required.**

**Seconded by Commissioner Bloomfield. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO: None.**

APPROVAL OF SP 2024-1204, A SITE PLAN REQUEST BY LEO VETTORI TO CONSTRUCT A NEW TUMBLING GYM AT THE SUBJECT LOCATION. LOCATION: 905 EAST 700 SOUTH (TIN: 12-004-0133). PROJECT AREA: 1.24 ACRES ZONE: C-C (GATEWAY CORRIDOR COMMERCE). STAFF: BRAD MCILRATH, SENIOR PLANNER (ADMINISTRATIVE ACTION).

Mr. McIlrath, Senior Planner, presented the following:

- Site plan request to develop property with a 15,425 square foot tumbling and cheer facility
- Zone: C-C (Gateway Corridor Commerce)
- Property Area: 1.24 Acres
- Tumbling and Cheer classes
- Some pre-school classes
- Showed an aerial image and zoning map of the subject property and surrounding area
- Showed the site plan and landscaping plan

- Showed the building elevations and floor plans

Chair Fullmer asked about the pick-up and drop-off lanes and the safety of the layout. Mr.

McIlrath replied that the lane closest to the building would likely be where kids were getting in and out of vehicles, and the other lane would likely be for vehicles to proceed once pick-up and drop-off were complete.

Commissioner Bloomfield stated that he lived in the area and could speak to the applicants regarding traffic along 700 South and near the Maverik at 1000 East.

Mr. McIlrath informed the Commission that the power lines going through the property would have to go underground. He explained that part of the City was helping to coordinate those efforts for the subject property as well as other properties along 700 South.

Leo Vettori, the applicant, addressed the Commission and stated that they were excited to be able to keep their business in the area. He explained that being the first property to redevelop on the corridor has its challenges, but appreciated the support and coordination from the City. He stated that the drop off and travel lane were designed to mimic the way drop off lanes are designed at school facilities.

**Commissioner Browning moved to approve SP 2024-1204, a site plan request by Leo Vettori to construct a new tumbling gym at the subject location. The motion was made based on the findings of the staff report and with the following conditions.**

- 1) The plans shall be revised to provide two (2) double acorn streetlights within the park strip placed on center every sixty to ninety (60-90) feet.**
- 2) The plans shall be revised to comply with the maximum impervious coverage of 70% as outlined in the staff report.**
- 3) The plans shall be revised to comply with the front build-to zone standard of 0-15 feet as outlined in the staff report.**
- 4) The building plans shall be revised to provide additional detail for the roof type and comply with the FBC standards for the type of roof selected as outlined in Section 6.12 of the FBC.**
- 5) The building plans shall be revised to call out the building materials for each façade in accordance with the primary and secondary building materials outlined in Section 6.13 of the FBC.**
- 6) The building plans shall be revised to call out all building materials outlined in Section 6.13.5 of the FBC as commercial quality.**
- 7) The landscape and irrigation plans shall be revised to include the following:**
  - a. A minimum of twenty-five (25) trees for the 1.24 acres of property.**
  - b. Provide the parking lot buffer along the east and north property lines in accordance with the standards outlined in the staff report and Section 7.4 of the FBC.**
  - c. Landscape islands and a median shall be provided as outlined in the staff report and Section 7.5 of the FBC.**
  - d. Landscaping around the outdoor refuse area and any utility appurtenances as called out in the staff report and outlined in Section 7.6 of the FBC.**
- 8) The plans shall be revised to provide details for the dumpster enclosure.**

- 9) The plans shall be revised to provide a minimum of four (4) bicycle parking spaces in accordance with the design standards outlined in Section 9.3.3 of the FBC.
- 10) A fee-in-lieu of civic open space shall be paid to Clearfield City in the amount of \$54,014.00 as required by Section 8.2.3 (3) of the FBC for the creation or enhancement of civic open space or streetscape enhancements within the Downtown Clearfield area. This fee will be payable at the time of a building permit.
- 11) A snow stacking area shall be added to the plans as outlined in the staff report.
- 12) All signs shall meet standards from Chapter 10 "Sign Types" of the Form Based Code. Signs are not included as part of this site plan approval. Separate review and approval will be required.
- 13) The plans shall be revised to address Engineering requirements as outlined in the review letter.
- 14) The project shall submit for a site plan review from the North Davis Fire District and receive Fire District approval.
- 15) The project shall receive UDOT (Utah Department of Transportation) approval for site access.

Seconded by Commissioner Bloomfield. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting NO: None.

APPROVAL OF CUP 2024-1206, A CONDITIONAL USE PERMIT REQUEST BY ALLIE PLATT FOR AN INDOOR GOLF FACILITY AND GYM AT THE SUBJECT LOCATION. LOCATION: 340 WEST 1700 SOUTH SUITE B101 (TIN: 12-940-0001). PARCEL AREA: 3.95 ACRES. ZONE: C-2 (COMMERCIAL). STAFF: TYSON STODDARD, PLANNER (ADMINISTRATIVE ACTION).

Mr. Stoddard, Planner, presented the following:

- Zone: C-2 (Commercial)
  - Amusement and Recreational Facilities are listed as a conditional use
- Tee-Box - Indoor Golf Facility and Gym
  - Membership and reservation based
  - Hitting bays with golf simulators
  - Gym/work-out facilities
- Clearfield Flex
  - 340 West Antelope Drive
  - Suite B101
- Showed a zoning map of the subject property and surrounding area
- Showed a site plan and the proposed floor plan

Commissioner Mortensen moved to approve CUP 2024-1206, a conditional use permit request by Allie Platt for an indoor golf facility and gym at the subject location. The motion was made based on the findings of the staff report and with the following conditions.

- 1) The applicant shall obtain a building permit for tenant improvements and the project shall comply with all applicable building and fire code standards.
- 2) The applicant shall obtain a Clearfield City business license.

1       **3) Any signs must meet Chapter 11-15 “Sign Regulations” standards. Signs are not**  
2       **included as part of this Conditional Use Permit approval. Separate review and**  
3       **approval will be required.**

4       **Seconded by Commissioner Wheeler. The motion carried on the following vote. Voting**  
5       **AYE: Commissioners Fullmer, Bloomfield, Mortensen, Wheeler, Swan, and Dragon. Voting**  
6       **NO: None.**

7  
8       **STAFF COMMUNICATIONS**  
9

10      Mr. McIlrath said that there was an upcoming joint work session with the City Council on  
11      January 22, 2025. He said the plan was to discuss future land use classifications.

12  
13      Chair Fullmer mentioned that Mr. McIlrath had sent out the Chair Statement for feedback. He  
14      encouraged the Commissioners to provide feedback if they had any. Chair Fullmer also discussed  
15      the possibility of doing a 4<sup>th</sup> of July float for the parade. It was decided that each Commissioner  
16      could respond to an email whether they were interested in doing a float or not.

17  
18      There being no further business to come before the Planning Commission, **Chair Fullmer**  
19      **moved to adjourn. Seconded by Commissioner Mortensen.**



# *Planning Commission*

## STAFF REPORT

AGENDA ITEM  
**#1**

**TO:** Clearfield City Planning Commission

**FROM:** Brad McIlrath, Senior Planner  
[brad.mcilrath@clearfieldcity.org](mailto:brad.mcilrath@clearfieldcity.org)  
(801) 525-2784

**MEETING DATE:** Wednesday, March 5, 2025

**SUBJECT:** Public Hearing, Discussion and Possible Action on **RZN 2025-0202**, a zoning map amendment request by Clearfield City to rezone the subject property from A-1 (Agricultural) and U-R (Urban Mixed Residential) to P-F (Public Facilities).  
**Locations:** 905 South 1500 East (TIN: 09-021-0017), 350 & 432 South Carter Lane (TINs: 15-072-0004, 15-072-0005, & 12-003-0305). **Project Area:** 12.27 Acres.  
**Staff:** Brad McIlrath, Senior Planner (**Legislative Action**).

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### RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2025-0202** to the Clearfield City Council, a zoning map amendment by Clearfield City to rezone the subject properties located at 905 South 1500 East (TIN: 09-021-0017), 350 & 432 South Carter Lane (TINs: 15-072-0004, 15-072-0005, & 12-003-0305) from the current zoning designations to P-F (Public Facilities).

This recommendation is based on the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may vary from this staff recommendation and provide a recommendation on its own based upon careful consideration and analysis of the request.

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### PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Move to recommend approval of RZN 2025-0202**, to the Clearfield City Council, a zoning map amendment by Clearfield City to rezone the subject properties located at 905 South 1500 East (TIN: 09-021-0017), 350 & 432 South Carter Lane (TINs: 15-072-0004, 15-072-0005, & 12-003-0305) from the current zoning designations to P-F (Public Facilities).
2. **Move to recommend denial of RZN 2025-0202**, to the Clearfield City Council, a zoning map amendment by Clearfield City to rezone the subject properties located at 905 South 1500 East (TIN: 09-021-0017), 350 & 432 South Carter Lane (TINs: 15-072-0004, 15-072-0005, & 12-003-0305) from the current zoning designations to P-F (Public Facilities).
3. **Move to table RZN 2025-0202** and request additional time to consider the request.

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### BACKGROUND

Clearfield City is proposing the rezoning of the subject properties from the current zoning regulations to P-F (Public Facilities). The purpose of the rezones is to align the purpose and future intent of the properties with a zoning designation that is supportive of such uses as parks and open space, storm water basins, trails, and any other services that would support the general public interest.



The property located at 905 South 1500 East is a vacant property that has been maintained as a city open space with the intent that the property would be developed as a park or other type of recreational facility someday. The property has a marshy area that will need to be addressed upon development of the property. With residential development surrounding the property, the property itself has been a vacant open space as far back as staff was able to observe with aerial imagery, that being 1958. It is anticipated that this property will be developed in the near future as a recreational open space that may be used jointly by Clearfield City and private partners.

The properties located off of Carter Lane include the city park and storm water basin that were constructed as part of the Lotus Anthem development. Both properties were improved and developed by Lotus Company and dedicated to Clearfield City for public use. The third linear property running the length of the Lotus Anthem project and the rail lines is city-owned and was not included as part of the development of Lotus Anthem due to its need in future double-tracking of the UTA Frontrunner lines. Following the completion of that UTA project, this property could be maintained as a linear park space that will be accessible to the public along with the storm water basin and the city park. Combined the three properties are 2.27 acres and can be considered a cohesive public open space system.

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#### **PUBLIC COMMENT**

Mailed notices were sent out on February 21<sup>st</sup>, 2025. The property signs and public hearing notice legal ads were posted on site and on the Utah State public notice website the weekend of February 21<sup>st</sup>, 2025. As of the date of this report, staff have answered questions regarding the notices for the rezones, but there has been no opposition to the proposed rezoning of the city properties.

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#### **ZONING MAP AMENDMENT ANALYSIS**

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The requested amendment is consistent with the goals of the General Plan and Map as the appropriate zone for the current and future parks and open space use of the properties.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	With a high need for residential development, it is important to rezone any city-owned properties that are not intended for residential development. Parks and open spaces are a long-standing use that is anticipated to serve the public for passive and active recreation. The rezone of the subject properties to the P-F Zone is intended to further solidify the properties for continued public use as parks and open spaces.

## GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. Chapter 3 – Transportation, addresses goals and policies to ensure balance between future transportation needs that come with future land use development. The following three sections are an analysis of the land use guidelines, the applicable land use goal and policy, and transportation aspects of the General Plan.

Land Use Guideline	Staff Analysis
1. <i>The identity of Clearfield City should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.</i>	Rezoning these properties will further establish city owned parks and open spaces by preserving the areas for current and future residents. Any improvements following the rezone will be consistent with the development standards of the P-F (Public Facilities) Zone and will serve the Clearfield community.
2. <i>The relationship of planned uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.</i>	As Clearfield continues to grow, the need to have well-established and well-maintained parks and open spaces increases. City-owned properties envisioned for future use as parks and open spaces should be preserved for future generations.
3. <i>Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.</i>	The future expansion/redevelopment of the park and open space system following the rezoning will capitalize on the existing community resources and will increase the livability and aesthetics of the City.
4. <i>The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, manufacturing, and public use areas.</i>	Not applicable.
5. <i>Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and design should be provided to protect existing residential areas from more intense land uses.</i>	Location of parks and open spaces throughout the city allow for necessary green space that contributes the overall quality of life and well-being of a community. Rezoning the properties allows the city greater control over future expansion and impacts in and around those spaces.

6. <i>Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.</i>	Not applicable.
7. <i>Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.</i>	Not applicable.
8. <i>An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.</i>	The rezone of these properties will not impede connections or linkages with the current public open space system. The future expansion and improvement of the properties may provide additional connections and areas for passive and active recreation.
9. <i>Commercial and manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.</i>	Not applicable.
10. <i>The Land Use Plan should promote and encourage land use patterns that provide a high quality of life to all and offer choice in mobility and transportation.</i>	Not applicable.
11. <i>The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.</i>	Parks and open spaces are meant to provide a public amenity for current and future residents. Any city owned vacant land, that is not shown as a park, or open space would not be included in planned future capital improvements and expansions. Until identified and zoned as such, those properties would remain vacant until such time it is determined to expand and develop those properties.
12. <i>The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or</i>	By rezoning these properties, the city will be able to better maximize opportunities and limit impacts.

<i>excessive slopes should not be encouraged.</i>	
<i>13. Manufacturing and industrial activities should be limited to those areas already zoned for such uses.</i>	Not applicable.
<i>14. Properties registered with the County or State for agricultural or industrial protection should be recognized by the City to allow such land uses.</i>	Not applicable.
<i>15. Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.</i>	Preservation of parks and open spaces is important for the future growth and well-being of the city.

The General Plan Future Land Use Map includes public uses within the residential classification color. The general plan also identifies the land use of “Public Use” as the appropriate land use designation for the P-F zoning district. Staff has reviewed the general plan and finds it for P-F Zone to be appropriate for the subject properties and consistent with the goals and objectives of the general plan.

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#### **FINDINGS AND CONCLUSION**

Based on the analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendments. This recommendation is based on the analysis of the staff report and the following findings:

1. The proposed zoning map amendments are consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. Development of these properties with uses other than those of a public use is inconsistent with the current and future use of the properties as public open spaces.
3. Preservation of open spaces and city owned land is vital for current and future residents.

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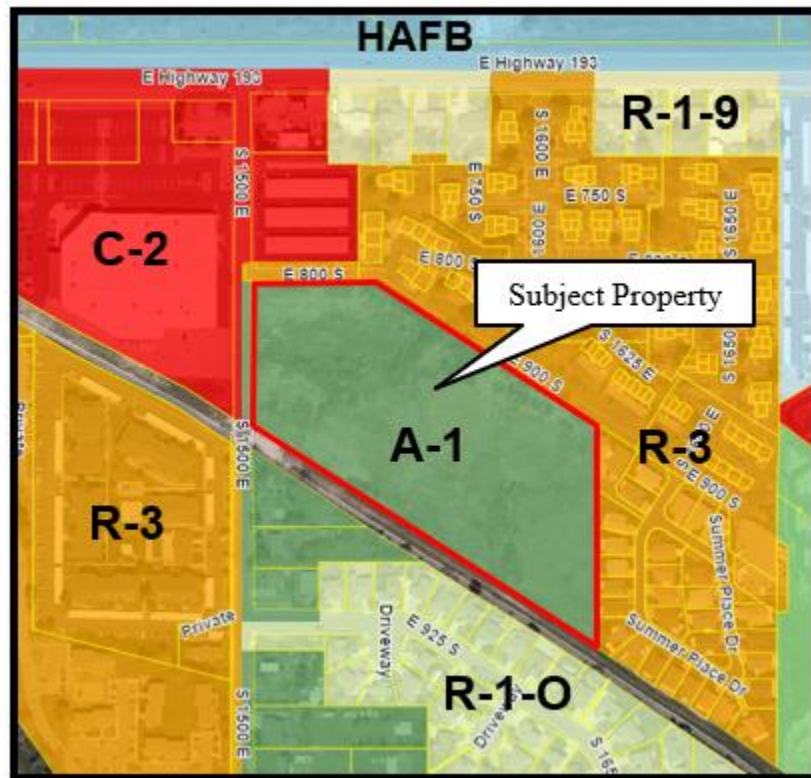
#### **ATTACHMENTS**

1. 905 South 1500 East - General Plan Map
2. 905 South 1500 East - Zoning Map
3. Carter Lane Properties - General Plan Map
4. Carter Lane Properties – Zoning Map
5. Citywide Parks Map

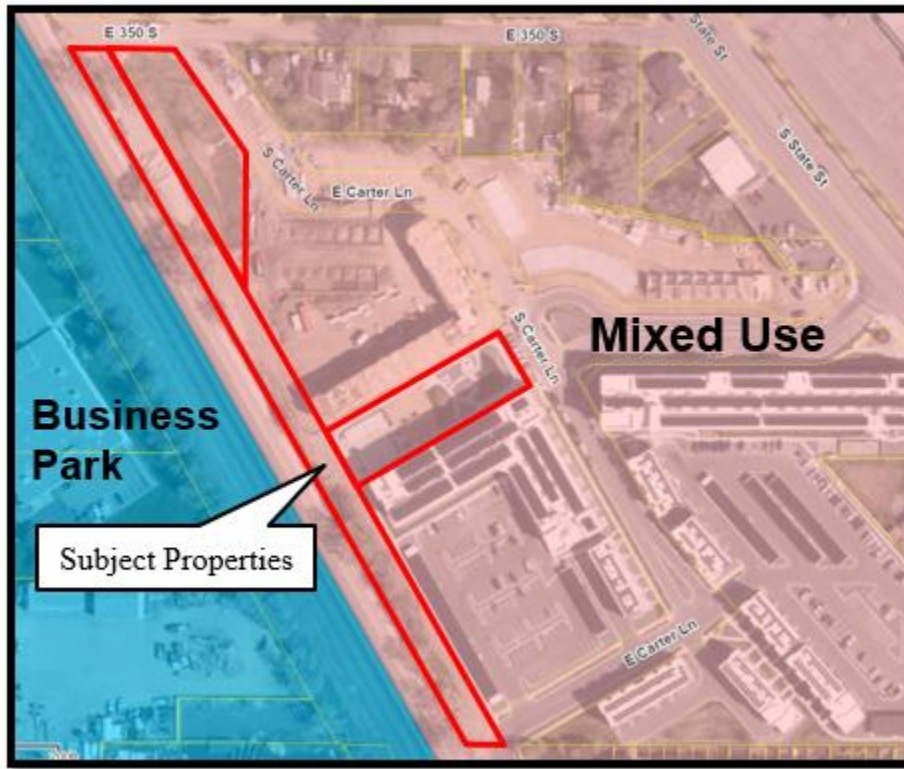
## 905 SOUTH 1500 EAST – GENERAL PLAN MAP



## 905 SOUTH 1500 EAST – ZONING MAP



### CARTER LANE PROPERTIES – GENERAL PLAN MAP



### CARTER LANE PROPERTIES – ZONING MAP

