



Community Development

Planning & Zoning, Building Inspections, Business Licensing,
Code Enforcement and GIS

MEETING NOTICE OF THE CLEARFIELD CITY PLANNING COMMISSION

It is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 21, 2011** in the 3rd floor Council Room of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah. The agenda will consist of the following items:

AGENDA

7:00 PM CALL TO ORDER-- PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. APPROVAL OF THE AGENDA
(Items may be removed, continued to a later date, or addressed out of sequence)
3. APPROVAL OF MINUTES FOR JUNE 15, 2011

SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1108-0004**, a request by Brodey DeBorde, for Site Plan approval for the construction of an ancillary building, landscape improvements and a sign package for Chancellor Gardens located at 1425 S 1500 East (TIN: 09-359-0001). The property is approximately 5 acres and lies in the C-1 (Commercial) zoning district.
5. Discussion and Possible Action on **SP 1109-0004**, a request by Robert Bailey, on behalf of Lifetime, for Site Plan approval for the construction of product silos and a pole shed (ancillary building) located in Freeport Center, Buildings B-11 and B-12 (TIN:12-065-0055). The site lies in the M-1 (Manufacturing) zoning district.

PUBLIC HEARINGS:

6. Public Hearing, Discussion, and Possible Action on **FSP 1108-0005**, a request by Don Lilyquist, on behalf of Maverik, Inc. for an Amended Final Subdivision Plat to merge and re-subdivide five parcels, approximately 1.465 acres total, into two parcels. The site is located at 709 S. State Street (TINs: 12-068-0019 and 12-068-0025) and the property is in the C-2 (Commercial) zoning district.

7. Public Hearing, Discussion, and Possible Action on **ZTA 1105-0010**, an amendment to Clearfield City Land Use Ordinance Title 11 Chapter 14 Section 5 for modifications to parking lot landscape screening requirements. (*Continued from the August 17, 2011 Meeting*)
8. Public Hearing, Discussion, and Possible Action on **ZTA 1109-0010**, an amendment to the Clearfield City Land Use Ordinance Title 11 Chapter 3 and Chapter 13 for the inclusion of supplementary standards for Payday Lending Establishment, Pawn and Secondhand Businesses, and Tattoo or Body-Piercing Establishments.

DISCUSSION ITEMS:

9. Discussion on current City Code standards for landscape maintenance and upkeep.

COMMUNICATION ITEMS:

10. Planning Commissioners' Minute
11. Staff Communications

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

Dated this 16th day of September, 2011

/s/ Valerie Claussen, Acting Community Development Director

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 525-2780, giving her 48 hours notice.