



Community Development

Planning & Zoning, Building Inspections,
Business Licensing, and CDBG Administration

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, October 3, 2012** 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
 - A. SEPTEMBER 5, 2012

PUBLIC HEARINGS and ACTION ITEMS:

4. Discussion and Possible Action on **SP 1209-0004**, a request by Cary Roane with Silver Creek Engineering, for Site Plan approval for a carwash and an office/retail building located at 460 E 1700 S and 1765 S 400 E, respectively (TIN: 12-721-0001 and 12-721-0002). The property is approximately 1.731 acres and lies in the C-2 (Commercial) zoning district.
5. **A.)** Public Hearing, Discussion and Possible Action on **PSP 1209-0002**, a request by Betty Parker, with Freeport Center Associates, for a Preliminary Subdivision Plat of approximately 19.248 acres into four lots located in the D-11, D-12, G-6, and G-7 areas of the Freeport Center. The property is zoned M-1 and located in the vicinity of C and D Streets and 9th and 11th Streets and F and G Streets and 5th and 7th Streets. (TINs: 12-065-0055, 12-065-0102, 12-065-0052)
- B.)** Public Hearing, Discussion, and Possible Action on **FSP 1209-0003**, a request by Betty Parker, with Freeport Center Associates, for a Final Subdivision Plat of approximately 19.248 acres into four lots located in the D-11, D-12, G-6, and G-7 areas of the Freeport Center. The property is zoned M-1 and located in the vicinity of C and D Streets and 9th and 11th Streets and F and G Streets and 5th and 7th Streets. (TINs: 12-065-0055, 12-065-0102, 12-065-0052)

6. Public Hearing, Discussion and Possible Action on **CUP 1209-0005**, a request by Joshua Maes, with Right Price Auto, for a Conditional Use Permit for a motor vehicle sales use to be located at 447 N. Main St. (TIN: 14-090-0039), which property lies in the C-2 zoning district.
7. Public Hearing, Discussion and Possible Action on **ZTA 1207-0003**, an amendment to the Clearfield City Subdivision Ordinance Title 12, Chapter 4 and Chapter 9 revising the time for guarantee of subdivision improvements from two years to one year.
8. Public Hearing, Discussion and Possible Action on **ZTA 1208-0004**, amendments to the Clearfield City Land Use Ordinance Title 11 Chapter 11 and Chapter 12 for the establishment of new zoning and overlay districts within the City. *(Continued from the September 5, 2012 Meeting.)*

COMMUNICATION ITEMS:

9. Staff Communications
10. Planning Commissioners' Minute

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

Dated this 27th day of September, 2012

/s/ Valerie Claussen, Development Services Manager

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.