



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, March 6, 2013** on the 3rd floor in the Council Chambers 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. January 9, 2013
 - B. February 6, 2013

SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1302-0002**, a request by Qi Yi Yue, for Site Plan approval for a restaurant, Asian House, located at 1020 W 300 North (TIN: 14-065-0098). The property is approximately 0.65 acres and lies in the C-2 (Commercial) zoning district.
5. Discussion and Possible Action on **SP 1302-0012**, a request by Matthew Jones, with Rocket Fuel Coffee Company, LLC, for Site Plan approval for a restaurant, located at 329 North State Street (TIN: 14-071-0085). The property is approximately 0.77 acres and lies in the C-2 (Commercial) zoning district.

PUBLIC HEARINGS:

6. Public Hearing, Discussion and Possible Action on **CUP 1302-0006**, a request by Felicity Ann Wasserlein for a Conditional Use Permit for a residential preschool, Our Wonderful World Preschool, in the R1-8 (SP) zoning district located at 2075 S 800 East (TIN: 12-399-0030).

7. Public Hearing, Discussion and Possible Action on **CUP 1302-0009**, a request by Kian Kupfer, with Six Feet Below LLC, for a Conditional Use Permit for a Tattoo and Body Piercing Establishment at 20 North Main (TIN:12-001-0192) which is located in the C-2 zoning district.
8. Public Hearing, Discussion and Possible Action on **CUP 1302-0014**, a request by Scott Miller, with AA Auto Glass, for a Conditional Use Permit for an automobile repair use at 20 North Main (TIN:12-001-0192) which is located in the C-2 zoning district.
9. Public Hearing, Discussion and Possible Action on **FSP 1302-0008**, a request by Eric Rice, on behalf of Ninigret Construction North, an amendment to the Ninigret Field Subdivision Plat, to subdivide a 2.847 acre lot into two parcels. The site is located in the vicinity of the Clearfield and Syracuse city limits, approximately 660 feet north of 700 South and west of 1000 West (TIN: 12-766-0001). The property is zoned M-1 (Manufacturing).
10. A.) Public Hearing, Discussion and Possible Action on **PSP 1302-0010**, a request by Von Hill, on behalf of Davis North Management LLC, for a preliminary subdivision plat for a four unit office condominium at 1500 S 1500 East (TIN: 09-022-0128) which is located in the C-1 zoning district.

B.) Public Hearing, Discussion and Possible Action on **FSP 1302-0011**, a request by Von Hill, on behalf of Davis North Management LLC, for a final subdivision plat for a four unit office condominium at 1500 S 1500 East (TIN: 09-022-0128) which is located in the C-1 zoning district.

COMMUNICATION ITEMS:

11. Staff Communications
12. Planning Commissioners' Minute

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

Dated this 28th day of February, 2013

/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.