



## Community Development

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

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### 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, July 10, 2013** on the 3<sup>rd</sup> floor in the **Executive Conference Room** of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

*Chair Peterson will participate in the meeting electronically via web conferencing.*

#### 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. June 5, 2013

#### **SCHEDULED ITEMS:**

4. Discussion and Possible Action on **SP 1304-0008**, a request by Matthew Jones, with Rocket Fuel Coffee Company, LLC, for Site Plan approval for a restaurant, located at 329 North Main Street (TIN: 14-071-0085). The property is approximately 0.77 acres and lies in the C-2 (Commercial) zoning district.

#### **PUBLIC HEARINGS:**

5. Public Hearing, Discussion and Possible Action on **CUP 1305-0002**, a request by Jose Criollo for a Conditional Use Permit for an emission and inspections use, El Chamo, located at 1181 South State Street (TIN: 12-067-0081) which property lies in the C-2 (Commercial) zoning district.
6. Public Hearing, Discussion and Possible Action on **CUP 1304-0011**, a request by Scott Hart for a Conditional Use Permit for an automotive repair and outdoor storage use, Jim's Tires, located at 1181 South State Street (TIN: 12-067-0081) which property lies in the C-2 (Commercial) zoning district.

7. Public Hearing, Discussion and Possible Action on **CUP 1306-0003**, a request by James Ortberg for a Conditional Use Permit for a motor vehicle sales, located at 245 North Main Street (TIN: 12-020-0012), a 0.302-acre parcel which lies in the C-2 (Commercial) zoning district.
8. Public Hearing, Discussion and Possible Action on **RZN 1303-0004**, a request by Con Wilcox for a rezoning from C-2 (Commercial) and A-1 (Agricultural) zoning to R-2 (Multiple-family Residential) for 79 units on approximately 10.846-acres located at 850 W 1600 South (TIN: 12-391-0014).
9. Public Hearing, Discussion and Possible Action on **RZN 1304-0007**, a request by Michael Christensen, on behalf of Thackeray Company, for a rezoning from C-2 (Commercial) and M-1 (Manufacturing) to MU (Mixed Use) for approximately 72 acres located at 1250 S. State Street (TIN: 12-066-0071). (*Continued from the June 5, 2013 Meeting*)

**COMMUNICATION ITEMS:**

10. Staff Communications
11. Planning Commissioners' Minute

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

Dated this 3<sup>rd</sup> day of July, 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.