



Community Development

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

MEETING NOTICE OF THE CLEARFIELD CITY PLANNING COMMISSION

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 4, 2013** on the 3rd floor in the **City Council Chambers** of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

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. July 10, 2013
 - B. August 7, 2013

SCHEDULED ITEM:

4. Discussion and Possible Action on **SP 1308-0003**, a request by Blair Wall with Wall Brothers Construction for Site Plan approval for an addition to the Shaw Naptech building located at 210 East 700 South, respectively (TIN: 12-638-0004). The property is approximately 1.731 acres and lies in the M-1 (Manufacturing) zoning district.

PUBLIC HEARINGS:

5. Public Hearing, Discussion and Possible Action on **GPA 1308-0004**, a request by Clearfield City to amend its General Plan to include references to the Mixed Use (MU) zone.
6. Public Hearing 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).
7. A) Public Hearing, Discussion and Possible Action on **PSP 1307-0001**, a request by Mark Thayne, on behalf of Evergreen Holding, LLC, for a preliminary subdivision plat to subdivide a combined acreage of 6.91 acres into two phases with a total of 27 lots that will be known as the Jon's Park Subdivision Phase 1 and Phase 2. The site is located in the vicinity of 125 North and 150 North Pacific Avenue and is currently zoned R-1-Open (Residential).

B) Public Hearing, Discussion and Possible Action on **FSP 1307-0004**, a request by Mark Thayne, on behalf of Evergreen Holding, LLC, for a final subdivision plat to subdivide a combined acreage of 6.91 acres into two phases with a total of 27 lots that will be known as the Jon's Park Subdivision Phase 1 and Phase 2. The site is located in the vicinity of 125 North and 150 North Pacific Avenue and is currently zoned R-1-Open (Residential).

SCHEDULED ITEMS:

8. 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.
9. 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.
10. Review and Consider Approval of the Appeal Authority's Findings, Conclusions and Determination for **VAR 1307-0005**, a Variance for 329 North Main

COMMUNICATION ITEMS:

11. Staff Communications
12. Planning Commissioners' Minute

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

Dated this 30th day of August, 2013

/s/JJ Allen, Assistant City 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.