



## Community Development

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

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### 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, November 5, 2014**, on the 3<sup>rd</sup> floor in the **City Council Chambers** of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

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

1. ROLL CALL
2. APPROVAL OF MINUTES
  - A. October 1, 2014
  - B. October 15, 2014 – Special Session

#### **PUBLIC HEARINGS:**

3. Public Hearing, Discussion and Possible Action on **CUP 1408-0002**: a request by Abraham Sanchez, on behalf of American Pawn, Inc., for a Conditional Use Permit for a Pawn and Secondhand Business located at 699 South State Street within units 699, 687, and 683 (TIN: 12-004-0182). The property is approximately 0.88 acres and lies in the Commercial (C-2) zoning district.
4. Public Hearing, Discussion and Possible Action on **ZTA 1410-0004** Zoning Text Amendment to Title 11, Chapter 11, Article E, Downtown Redevelopment Zone (D-R) to amend commercial and residential ratios, unit size, and permitted and conditional uses. This zoning text amendment would be effective across all Downtown Redevelopment Zoned property in Clearfield City.

#### **DISCUSSION ITEMS**

5. Discussion on potential Zoning Text Amendments for Title 11 and Title 12.
6. Discussion on Site Plan – Clearfield Center.

#### **COMMUNICATION ITEMS:**

7. Staff Communications – Administrative Site Plan Review
8. Planning Commissioners' Minute

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

Dated this 31<sup>st</sup> day of October, 2014  
/s/Scott A. Hess, 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.