



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, April 2, 2014** on the 3rd 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 THE AGENDA
(Items may be removed, continued to a later date, or addressed out of sequence)
3. APPROVAL OF MINUTES
 - A. February 5, 2014 – Continued from March 5, 2014
 - B. March 5, 2014

SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1403-0001** a request by Hill Family Partnership LLC for Site Plan to consider automobile sales and repair, located at 140 N. Main Street (TIN: 12-001-0002). The property is approximately 0.47 acres and lies in the C-2 (Commercial) zoning district.
5. Discussion and Possible Action on **SP 1403-0002** a request by Blair Wall of NSC Superior LLC for Site Plan to consider approval of exterior modifications to an existing structure, located at 210 E. 700 S. (TIN: 12-638-0004). The property is approximately 22 acres and lies in the M-1 (Manufacturing) zoning district.
6. Discussion and Possible Action on **SP 1403-0003** a request by Classic Jack Construction for Site Plan to consider approval of expansion of office space for Holly Haven Apartments, located at 1094 S. 1000 E. (TIN: 12-067-0080). The property is approximately 1.69 acres and lies in the R-3 (Multi-Family Residential) zoning district.
7. Discussion and Possible Action on **SP 1403-0006**, a request by Title Max, for Site Plan to consider approval of exterior modifications to an existing structure, located at 450 S. State Street (TIN: 12-003-0119). The property is approximately 0.51 acres and lies in the C-2 (Commercial) zoning district.

PUBLIC HEARINGS:

8. Public Hearing, Discussion and Possible Action on **CUP 1403-0001** a request by Hill Family Partnership LLC for Conditional Use Permit to consider automobile sales, tire installation and automobile repair, located at 140 N. Main Street (TIN: 12-001-0002). The property is approximately 0.47 acres and lies in the C-2 (Commercial) zoning district.
9. Public Hearing, Discussion and Possible Action on **FSP 1403-0004** a request by Corey Rasmussen, North Davis Cabinet Inc., for Amendment to JNH Subdivision to subdivide Lot 7, located at 1651 S. 300 W. (TIN: 12-787-0007). The property is approximately 5.37 acres and lies in the M-1 (Manufacturing) zoning district.
10. Public Hearing, Discussion and Possible Action on **RZN 1403-0005** a request by John Hansen, on behalf of Thomas Rosenberg, for Rezone from C-2 (Commercial) to C-R (Commercial Residential), located at 938 S. 2000 E. (TIN: 09-302-0008). The property is approximately 7.09 acres and lies in the C-2 (Commercial) zoning district.
11. Public Hearing, Discussion and Possible Action on **ZTA 1303-0003** Zoning Text Amendment to Title 11 regarding all non-depository institutions within Clearfield City, and potential amendments to City Code 11-13-29 Payday Lending Establishments. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

DISCUSSION ITEMS:

12. Discussion about standards for Animal Keeping within Agricultural zones in Clearfield City, and potential amendments to City Code Title 11, Chapter 8 Agricultural Zones to consider allowing greater flexibility for animal keeping within agricultural properties.

COMMUNICATION ITEMS:

13. Staff Communications
14. Planning Commissioners' Minute

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

Dated this 27st day of March, 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.