



## 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, August 6, 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 THE AGENDA  
*(Items may be removed, continued to a later date, or addressed out of sequence)*
3. APPROVAL OF MINUTES
  - A. June 4, 2014
  - B. July 2, 2014

#### **PUBLIC HEARINGS:**

4. Continued Public Hearing, Discussion and Possible Action on **RZN 1403-0005** a request by John Hansen, on behalf of Thomas Rosenberg, for Rezone from Commercial (C-2) to Commercial Residential (C-R), located at 938 S. 2000 E. (TIN: 09-302-0008). The property is approximately 7.09 acres and lies in the Commercial (C-2) zoning district.
5. Public Hearing, Discussion and Possible Action on **FSP 1407-0001, SP 1407-0001**: a request by Marvin Murri and John Ryan, on behalf of Hamblin Investment group, for a Final Subdivision Plat and Site Plan review of a multi-family housing subdivision located at approximately 880 South 550 East (TIN: 12-067-0109, 12-067-0145, 12-067-0144). The property is approximately 1.64 acres and lies in the Residential (R-2) and (R-3) zoning districts.
6. Public Hearing, Discussion and Possible Action on **CUP 1407-0005**: a request by Jose Criollo, on behalf of El Chamo Auto Repair, for a Conditional Use Permit for an automobile repair and emissions business located at 325 W. 1700 S. Unit #7 (TIN: 12-243-0011). The property is approximately 1.8 acres and lies in the Commercial (C-2) zoning district.
7. Public Hearing, Discussion and Possible Action on **RZN 1407-0006**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Residential (R-3) and Commercial (C-2) to Public Facilities (PF), located west of 888 South 2000 East (TIN: 09-302-0006, 09-021-0055). The property is approximately 5.2 acres and lies in the Commercial (C-2) and Residential (R-3) zoning districts.

8. Public Hearing, Discussion and Possible Action on **RZN 1407-0007**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Manufacturing (M-1) and Residential (R-2) to Public Facilities (PF), located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Manufacturing (M-1) and Residential (R-2) zoning districts.

**DISCUSSION ITEMS**

9. Discussion on potential Zoning Text Amendment regarding Daycare and Preschool facilities.
10. Discussion on potential Zoning Text Amendment regarding Mobile Food Vendor standards.

**COMMUNICATION ITEMS:**

11. Staff Communications – Administrative Site Plan Review
12. Planning Commissioners' Minute

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

Dated this 31<sup>st</sup> day of July, 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.