



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, December 3, 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 MINUTES
 - A. October 15, 2014 – Special Session
 - B. November 5, 2014

PUBLIC HEARINGS:

3. Public Hearing, Discussion and Possible Action on **CUP 1411-0001**: A request by Ruth Kjar for a Home Occupation Permit within a home garage for dog and cat grooming located at 116 E. 2200 S. (TIN: 12-494-0046).
4. Public Hearing, Discussion and Possible Action on **CUP 1411-0002**: A request by Ricardo Vera for a Conditional Use Permit for an automotive repair business located at 325 W. 1700 S. suite #6 (TIN: 12-243-0011).
5. Public Hearing, Discussion and Possible Action on **GPA 1411-0003**: A request by Edward Green for a General Plan Amendment to amend language within Chapter 4 Affordable Housing to allow for rezones of property to Residential R-2 and R-3 with limitations. This change would be effective across all applicable parcels of property within Clearfield City.
6. Public Hearing, Discussion and Possible Action on **PSP 1411-0004**: A request by Jared Schofield of Jenmar for Preliminary Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).
7. Public Hearing, Discussion and Possible Action on **FSP 1411-0004**: A request by Jared Schofield of Jenmar for Final Subdivision Plat approval located at approximately 155 E. 550 S. (TIN: 12-003-0164, 12-003-0236).

8. Public Hearing, Discussion and Possible Action on **PSP 1411-0005**: A request by Don Mckinnon of Davis Behavioral Health for Preliminary Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).
9. Public Hearing, Discussion and Possible Action on **FSP 1411-0005**: A request by Don Mckinnon of Davis Behavioral Health for Final Subdivision Plat approval located at approximately 836 S. State Street (TIN: 12-069-0001, 12-069-0002, 12-069-0003, 12-069-0004).
10. Public Hearing, Discussion and Possible Action on **ZTA 1411-0006**: A request by Clearfield City Staff for Zoning Text Amendments and corrections within Title 11 Land Use and Title 12 Subdivision Regulations, Sections: 11-10-1, 11-15-4, 12-1-7, 11.13. Also this zoning text amendment will consider supplemental regulations and a definition for a use titled Swap Meet. These changes would be effective across all applicable parcels of property and zones within Clearfield City

DISCUSSION ITEMS

None at this time.

COMMUNICATION ITEMS:

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

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

Dated this 26th day of November, 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.