



## 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, July 2, 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. May 7, 2014
  - B. June 4, 2014

#### SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1406-0007**: A request by Michael Christensen, on behalf of Thackeray Company's, for Site Plan Approval for Phase 1 on an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street (TIN: 12-066-0071, 12-067-0139).
5. Discussion and Possible Action on **SP 1406-0002**: a request by Davis Medical Investments (Tanner Clinic) for Site Plan to consider additional parking area, located at 1550 South 1500 East (TIN: 09-022-0057, 09-022-0022). The property is approximately 1.09 acres and lies in the Commercial (C-1) zoning district.

#### PUBLIC HEARINGS:

6. Public Hearing, Discussion and Possible Action on **CUP 1406-0001**: A request by Emily Draney for a Conditional Use Permit for a home preschool, Caterpillar Cove Preschool, located at 103 South 525 West (TIN:12-589-0028), which lies in the R-1 Open (Residential) zoning district.
7. Public Hearing, Discussion and Possible Action on **FSP 1405-0003**: A request by Michael Christensen, on behalf of Thackeray Company's, for a Final Subdivision Plat review for Phase 1 on an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street (TIN: 12-066-0071, 12-067-0139).

8. Public Hearing, Discussion and Possible Action on **CUP 1406-0002**: a request by Davis Medical Investments (Tanner Clinic) for Conditional Use Permit for a Commercial Parking Facility, located at 1550 South 1500 East (TIN: 09-022-0057, 09-022-0022). The property is approximately 1.09 acres and lies in the Commercial (C-1) zoning district
9. Public Hearing, Discussion and Possible Action on **CUP 1406-0005**: a request by Kathy Armijo, on behalf of No Excuse For Abuse LLC, for Conditional Use Permit for a Behavior, drug, and alcohol treatment facility located at 370 South 500 East (TIN: 12-678-0209). The property is approximately 1.3 acres and lies in the Commercial (C-2) zoning district.
10. Public Hearing, Discussion and Possible Action on **ZTA 1406-0003**: a request by Robert Goupios for a Zoning Text Amendment to Title 11, Chapter 3 to propose amendments to the definition of "Parks and Open Space". This zoning text amendment would be effective across all residential zones.

**DISCUSSION ITEMS**

11. Discussion on **SP 1406-0004**: a request by Matt Robinson for Site Plan to consider an additional apartment building at Aspen Park Apartments located at 200 West 1700 South (TIN: 12-065-0165). The property is approximately 2.52 acres and lies in the Residential (R-3) zoning district.

**COMMUNICATION ITEMS:**

12. Staff Communications
13. Planning Commissioners' Minute

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

Dated this 27<sup>th</sup> day of June, 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.