



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, June 4, 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. May 7, 2014

SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1405-0001**: a request by Lifetime Products for Site Plan to consider the addition of an exterior Silo to hold material for the manufacturing process, located at Building B-12 Freeport Center (TIN: 12-065-0055). The property lies in the Manufacturing (M-1) zoning district.
5. Discussion and Possible Action on **SP 1405-0002**: a request by Dan Thompson for Site Plan to consider change of use from commercial to a church within an existing structure, located at 225 N. Main Street (TIN: 12-020-0048). The property is approximately 0.22 acres and lies in the Commercial (C-2) zoning district.
6. Discussion and Possible Action on **SP 1405-0004**: a request by Jennmar for Site Plan to consider additional parking area, located at 155 E. 550 S. (TIN: 12-003-0164). The property is approximately 5.7 acres and lies in the Manufacturing (M-1) zoning district.
7. Discussion and Possible Action on **SP 1405-0005**: a request by Russ Naylor on behalf of Taco Bell for Site Plan to consider exterior modification to an existing building, located at 632 N. Main Street (TIN: 14-094-0062). The property is approximately 0.62 acres and lies in the Commercial (C-2) zoning district.

PUBLIC HEARINGS:

8. Public Hearing, Discussion and Possible Action on **CUP 1405-0002**: a request by Dan Thompson for Conditional Use Permit for a church within an existing structure, located at 225

N. Main Street (TIN: 12-020-0048). The property is approximately 0.22 acres and lies in the Commercial (C-2) zoning district.

9. 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 S. State Street (TIN: 12-066-0071, 12-067-0139).
10. Public Hearing, Discussion and Possible Action on **ZTA 1404-0001**: Zoning Text Amendment to Title 11, C-1 and C-2 Commercial Parking Regulations and Definition, to better define Commercial Parking Lots, and the conditions imposed for location and use of parking lots. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.
11. Public Hearing, Discussion and Possible Action on **ZTA 1404-0002**: Zoning Text Amendment to Title 11, Chapter 5 to propose standards for Administrative Site Plan reviews. This zoning text amendment would be effective across all Zones in Clearfield City.
12. Public Hearing, Discussion and Possible Action on **ZTA 1404-0003**: Zoning Text Amendment to Title 11, Chapter 14 to propose standards for gravel parking areas within residential zones. This zoning text amendment would be effective across all Zones in Clearfield City.

DISCUSSION ITEMS:

13. 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:

14. Staff Communications
15. Planning Commissioners' Minute

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

Dated this 30th day of May, 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.