



## 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, May 7, 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. April 2, 2014

#### SCHEDULED ITEMS:

4. Discussion and Possible Action on **SP 1404-0004**: a request by Tad Rasmussen for Site Plan to consider building changes to add awnings to each side of an existing building, located at Building D2, Freeport Center (TIN: 12-694-0001). The property is approximately 5.97 acres and lies in the M-1 (Manufacturing) zoning district.

#### PUBLIC HEARINGS:

5. Public Hearing, Discussion and Possible Action on **PSP 1404-0006**: A request by Michael Christensen, on behalf of Thackeray Company's, for a Preliminary Subdivision Plan review and approval for a Mixed-Use Development on approximately 72 acres located at 1250 S. State Street (TIN: 12-066-0071, 12-067-0139).
6. Public Hearing, Discussion and Possible Action on **MDP AMENDMENT 1404-0007**: A request by Michael Christensen, on behalf of Thackeray Company's, to amend the Master Development Plan Phasing Plan for a Mixed-Use Development on approximately 72 acres located at 1250 S. State Street (TIN: 12-066-0071, 12-067-0139).
7. 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.

8. 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.
9. 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:**

10. 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:**

11. Staff Communications
12. Planning Commissioners' Minute

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

Dated this 2<sup>nd</sup> 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.