



## 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 has cancelled the regularly scheduled meeting at 7:00 P.M., Wednesday, September 3, 2014, and will hold a *rescheduled meeting at 7:00 P.M., Wednesday, September 10, 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 MINUTES
  - A. July 2, 2014
  - B. August 6, 2014

#### SCHEDULED ITEMS:

3. Discussion and Possible Action on **SP 1408-0003**: A request by Justin Wixom, on behalf of Malnove Inc. of Utah, for Site Plan Approval for a scrap paper recovery system upgrade located at Building A-16F, Freeport Center (TIN: 12-021-0026).
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 Architectural Review for Phase 1 buildings in an approved Mixed-Use Development on approximately 70 acres located at 1250 South State Street (TIN: 12-066-0071, 12-067-0139).

#### PUBLIC HEARINGS:

5. Public Hearing, Discussion, and Possible Action on **CUP 1407-0008**: A request by Craig Chagnon, on behalf of Crown Castle for a Conditional Use Permit for an expansion in height on the Pepper Ridge Wireless Communication Tower in the C-2 (Commercial) zoning district located at 1350 East 700 South (TIN: 09-020-0036).
6. Public Hearing, Discussion, and Possible Action on **CUP 1408-0005**: A request by Robert Goupios, on behalf of Beehive Daycare for a Conditional Use Permit for a commercial daycare facility located entirely within the B-1 (Buffer Zone) zoning district located at 573 N 1000 West (TIN: 14-262-0005).

7. Public Hearing, Discussion, and Possible Action on **PSP 1407-0001**: a request by Marvin Murri and John Ryan, on behalf of Hamblin Investment group, for Preliminary Subdivision Plat 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.
8. Public Hearing, Discussion and Possible Action on **FSP 1407-0001**: a request by Marvin Murri and John Ryan, on behalf of Hamblin Investment group, for a Final Subdivision Plat 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.
9. Discussion and Possible Action on **SP 1407-0001**: a request by Marvin Murri and John Ryan, on behalf of Hamblin Investment group, for 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.

**DISCUSSION ITEMS**

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

**COMMUNICATION ITEMS:**

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

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

Dated this 5<sup>th</sup> day of September, 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.