



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, January 4, 2017*, 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. APPROVAL OF MINUTES
 - A. December 7, 2016
2. ELECTIONS FOR A CHAIR and VICE-CHAIR FOR THE 2017 YEAR
3. APPROVAL OF 2017 MEETING SCHEDULE (Discussed at November 2016 Meeting)

PUBLIC HEARINGS:

4. Public Hearing for **CUP 1610-0001**, a request by Jeremy Witte, for a Conditional Use approval for an automotive repair shop, located at approximately 405 North 1000 West (TIN: 14-248-0001). The property is approximately 0.44 acres in size and is located in a C-2 (commercial) zoning district. **(ITEM WAS NOTICED PREVIOUSLY AND WAS CONTINUED TO JANUARY 4TH PC MEETING).**
5. Public Hearing, for **CUP 1611-0002**, a request by Nefi Garcia, on behalf of Verizon Wireless for a Conditional Use Permit for a wireless communications tower consisting of an antenna mounted to a monopole with an equipment shed and generator proposed to be located on site at approximately 700 South and 1000 West (TIN: 12-026-0011). The property is approximately 0.57 acres in size and is located in an A-1 (Agricultural) zoning district.
6. Public Hearing, for **CUP 1611-0003**, a request by Ralph Green, on behalf of Green's Off Road, for a Conditional Use Permit to obtain a Home Occupation Business License, within a home garage. The property is located at 674 East and 300 South (TIN: 12-013-0009). The parcel is approximately 0.17 acres in size and is located in an R-1-8 (Single Family Residential) zoning district.

SCHEDULED ITEMS:

7. Discussion and Possible Action on **CUP 1610-0001**, a request by Jeremy Witte, for a Conditional Use Permit approval for an automotive repair shop, located at approximately 405 North 1000 West (TIN: 14-248-0001). The property is approximately 0.44 acres in size and is located in a C-2 (commercial) zoning district. **(ITEM WAS NOTICED PREVIOUSLY AND WAS CONTINUED TO JANUARY 4TH PC MEETING).**
 - A. Discussion and Possible Action on **SP 1610-0001**, a request by Jeremy Witte, for a Site Plan approval for an automotive repair shop, located at approximately 405 North 1000

West (TIN: 14-248-0001). The property is approximately 0.44 acres in size and is located in a C-2 (commercial) zoning district. **(ITEM WAS CONTINUED TO JANUARY 4TH PC MEETING).**

8. Discussion and Possible Action on **SP 1609-0007**, a request by Jeremy Witte, for a Site Plan approval for a retail building, for decking sales, located at approximately 385 North 1000 West (TIN: 14-248-0002). The property is approximately 0.43 acres in size and is located in a C-2 zoning district. **(ITEM WAS CONTINUED TO JANUARY 4TH PC MEETING).**
9. Discussion and Possible Action on **CUP-SP 1611-0002**, a request by Nefi Garcia, on behalf of Verizon Wireless for a Conditional Use Permit for a wireless communications tower consisting of an antenna mounted to a monopole with an equipment shed and generator proposed to be located on site. The zoning on the property is A-1 (agricultural) and located at approximately 700 South and 1000 West (TIN: 12-026-0011). The property is approximately 0.57 acres in size.
 - A. Discussion and Possible Action on **SP 1611-0002**, a request by Nefi Garcia, on behalf of Verizon Wireless for a Site Plan approval for a wireless communications tower consisting of an antenna mounted to a monopole with an equipment shed and generator proposed to be located on site. The zoning on the property is A-1 (agricultural) and located at approximately 700 South and 1000 West (TIN: 12-026-0011). The property is approximately 0.57 acres in size.
10. Discussion and Possible Action on **CUP 1611-0003**, a request by Ralph Green, on behalf of Green's Off Road, for a Conditional Use Permit to obtain a Home Occupation Business License, within a home garage. The property is located at 674 East and 300 South (TIN: 12-013-0009). The parcel is approximately 0.17 acres in size and is located in an R-1-8 (Single Family Residential) zoning district.
11. Discussion and Possible Action on **FSP 1611-0004**, a request by Scott Carter, for an amendment to the Legend Hills Subdivision Phase 3 Amended, Lot 306, for an adjustment to the northwest property line, located at 1795 East 1450 South (TIN: 09-377-0306). The property is approximately 0.56 acres and is located in a C-2 (commercial) zoning district.
12. Discussion and Possible Action on **SP 1611-0004**, a request by Scott Carter, on behalf of Security Title, for a Site Plan approval for a commercial office building, located at 1795 East 1450 South (TIN: 09-377-0306). The property is approximately 0.56 acres and is located in a C-2 (commercial) zoning district.

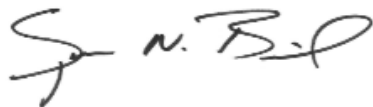
DISCUSSION ITEMS:

13. Clearfield Station Status

COMMUNICATION AND TRAINING:

14. Training –
 - A. Development Incentives
15. Staff Communications
16. Planning Commissioners' Minute

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



Dated this 29th day of December, 2016
/s/Spencer W. Brimley, 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.