SPECIAL MEETING NOTICE OF THE
CLEARFIELD CITY PLANNING COMMISSION

It is hereby given that the Clearfield City Planning Commission will hold a special meeting, acting in a quasi-judicial capacity as the Appeal Authority, at 6:30 P.M., Wednesday, June 3, 2015 on the 3rd floor in the Council Chambers of the Clearfield City Municipal Building, 55 S. State, Clearfield, Utah.

6:30 PM CALL TO ORDER – PLEDGE OF ALLEGIANCE

1. ROLL CALL

SCHEDULED ITEMS:

2. Hearing on VARIANCE 1505-0004, a request from Craig M. Call on behalf of Tom and Toni Baker, for a variance from the City's Parking regulations for property located at 75 North Main Street (TIN: 12-020-0018). The property is approximately 0.004 acres and lies in the C-2 (Commercial) zoning district.

**APPEAL AUTHORITY MEETING ADJOURNED**

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 3, 2015, 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 – RECONVENE AS THE PLANNING COMMISSION

3. APPROVAL OF MINUTES
   A. April 15, 2015 - Training
   B. May 6, 2015

SCHEDULED ITEMS:

4. Discussion and Possible Action on SP 1505-0004: A request by Jeff Jackson, on behalf of Ironwood Development Group, LLC, for Site Plan approval located at 850 South 490 East (TIN: 12-066-0089, 12-066-0090, 12-066-0115). The property is approximately 8.82 acres and lies in the R-3 (Multi-Family Residential) zoning district.
DISCUSSION ITEMS

5. Appeal Authority – Consider using a Hearing Officer for Appeals to land use decisions.

6. Fencing Definition – Consider information related to “impermeable to sight” definition for fencing, and adding specific standards for fencing in Commercial and Manufacturing zones.

7. Buffer – Consider information related to buffers and landscaping requirements between uses, primarily between Commercial and Residential uses.

COMMUNICATION ITEMS:

8. Staff Communications – Administrative Site Plan Reviews

9. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 1st day of June 2015
/s/Scott A. Hess, Development Services Manager