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, July 5, 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. June 7, 2017

PUBLIC HEARINGS:

1. Discussion and Possible Action on FSP 1706-0004 a request by Craig Winder on behalf of Ironwood Development for an amendment to a final plat for approval of 29 townhomes, located at approximately 823 West 1600 South (TIN: 12-854-0026). The total parcel is approximately 1.88 acres.

2. Public Hearing, for ZTA 1706-0005, a request by Clearfield City for a Zoning Text Amendment to Clearfield City Code §11-13 Supplementary Regulations, to amend standards and requirements for mobile food vendors to be consistent with recently changed State Statute. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

3. Public Hearing, for ZTA 1706-0006, a request by Clearfield City, for amendments to the Clearfield City Code §11-15 Sign Regulations for Temporary Signs, Political Signs and Municipal Field Signs. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

4. Public Hearing, for CUP 1706-0007 a request by Steve Smith, for approval of a Conditional Use Permit for an automobile repair shop, located at 975 East 700 South (TIN: 12-004-0041). The parcel is approximately 0.95 acres and is located in a C-2 (commercial) zoning district.

SCHEDULED ITEMS:

5. Discussion and Possible Action on FSP 1706-0004 a request by Craig Winder on behalf of Ironwood Development for an amendment to a final plat for approval of 29 townhomes, located at approximately 823 West 1600 South (TIN: 12-854-0026). The total parcel is approximately 1.88 acres.

6. Discussion and Possible Action on SP 1706-0004 a request by Craig Winder on behalf of Ironwood Development for site plan approval for 29 townhomes, located at approximately 823 West 1600 South (TIN: 12-854-0026). The total parcel is approximately 1.88 acres.

7. Discussion and Possible Action on ZTA 1706-0005, a request by Clearfield City for a Zoning Text Amendment to Clearfield City Code §11-13 Supplementary Regulations, to amend
standards and requirements for mobile food vendors to be consistent with recently changed State Statute. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

8. Discussion and Possible Actions on **ZTA 1706-0006**, a request by Clearfield City, for amendments to the Clearfield City Code §11-15 Sign Regulations for Temporary Signs, Political Signs and Municipal Field Signs. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

9. Discussion and Possible Action on **CUP 1706-0007**, a request by Steve Smith, for approval of a Conditional Use Permit for an automobile repair shop, located at 975 E 700 S (TIN: 12-004-0041) on approximately 0.95 acres and is located in a C-2 (commercial) zoning district.

**DISCUSSION ITEMS:**

10. Conditional use review:
   A. Discussion on Conditional Uses in each zone with in Clearfield City Code, Title 11. (30 mins.)

**COMMUNICATION AND TRAINING:**

11. Staff Communications
12. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 30th day of June, 2017
/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.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.