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 4, 2016, 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. April 6, 2016

PUBLIC HEARINGS:

2. Public Hearing for CUP 1602-0005, a request by Sheikh Ahmed to amend a previously approved CUP for a car sales lot in a C-2 zone and allow for additional retail uses on the property, located at 245 North Main (TIN: 12-020-0012). The property is approximately 0.302 acres.

3. Public Hearing for GPA 1604-0001, a request by Wayne Belleau for an amendment to the Future Land Use Map of the General Plan to change the land use designation on a portion of property from commercial to residential. The proposal would include an approximate 7.5-acre portion of two parcels totaling 30.78 acres. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

4. Public Hearing for PSP 1604-0002, a request by Clearfield City for Preliminary Subdivision Plat approval for the Street Dedication Plat of Depot Street, in the vicinity of 450 East 700 South.

SCHEDULED ITEMS:

5. Discussion and Possible Action on CUP 1602-0005, a request by Sheikh Ahmed to amend a previously approved CUP for a car sales lot in a C-2 zone and allow for additional retail uses on the property, located at 245 North Main (TIN: 12-020-0012). The property is approximately 0.302 acres.

6. Discussion and Possible Action on FSP 1601-0001, a request by Heather Oviatt, on behalf of Tom Stuart Construction, for a 3-lot subdivision to be known as the Tai Pan Subdivision. The site is located at approximately 1400 E. 700 S. (TIN: 09-020-0035). The property is in the C-2 (Commercial) zoning district and is approximately 8.847 acres in size.

7. Discussion and Possible Action on GPA 1604-0001, a request by Wayne Belleau for an amendment to the Future Land Use Map of the General Plan to change the land use designation on a portion of property from commercial to residential. The proposal would include an approximate 7.5-acre portion of two parcels totaling 30.78 acres. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

8. Discussion and Possible Action on PSP 1604-0002, a request by Clearfield City for Preliminary
Subdivision Plat approval for the Street Dedication Plat of Depot Street, in the vicinity of 450 East 700 South.

9. Discussion and Possible Action on **FSP 1604-0002**, a request by Clearfield City for Final Subdivision Plat approval for the Street Dedication Plat of Depot Street, in the vicinity of 450 East 700 South.

**DISCUSSION ITEMS:**

10. **General Plan update and discussion**

**COMMUNICATION ITEMS:**

11. **Staff Communications:**
   A. Work session with Planning Commission and City Council for Downtown Small Area Plan. This meeting is scheduled for **Tuesday May 17th, 2016 at 6 PM.**

12. **Planning Commissioners’ Minute**

   ****PLANNING COMMISSION MEETING ADJOURNED**

Dated this 29th day of April, 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.