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, November 2, 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. October 5, 2016

PUBLIC HEARINGS:

2. Public Hearing for CUP 1609-0003, a request by Ilgar Kassoumov, on behalf of CarSmart Auto Group, for an amended Conditional Use approval for a motor vehicles sales lot located at approximately 555 N. Main Street (TIN: 14-090-0001). The property is located in a C-2 zoning district and is approximately 0.38 acres in size.

3. Public Hearing for CUP 1609-0005 a request by Jeremy Wiseman, on behalf of Westgate Auto Sales LLC, for Conditional Use approval for a motor vehicles sales lot located at 447 N. Main (TIN: 14-090-0039). The property is located in a C-2 (Commercial) zoning district and is 0.183 acres in size.

4. Public Hearing, for ZTA 1609-0006, a request by Dave Clayton, on behalf of Auburn Manor Holding Company for a Zoning Text Amendment to City Code § 11-3-3 Definitions, § 11-11A-3 Conditional Uses, in the C-1 (commercial) zoning district to remove the terms “Nursing” or “Rest” homes and replace them with the term “Assisted Living Facilities” additionally, this request will consider amending City Code § 11-11A-6 Height Regulations in the C-1 (commercial) zoning district to increase the maximum height allowed in the zone from 35 feet to 55 feet. This amendment would be effective within the Land Use Code for Clearfield City, a document regulating the development of Clearfield City as a whole.

5. Public Hearing for GPA 1609-0006, a request by Dave Clayton, on behalf of Auburn Manor Holding Company to amend the Master Streets and Transportation Plan Map of the Clearfield City to remove a future minor local road, to accommodate future development of the property in the vicinity of 1450 S 1350 E. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

6. 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 N. 1000 W (TIN: 14-248-0001). The property is located in a C-2 zoning district and is approximately 0.44 acres in size.
SCHEDULED ITEMS:

7. Discussion and Possible Action on CUP 1609-0003, a request by Ilgar Kassoumov, on behalf of CarSmart Auto Group, for an amended Conditional Use approval for a motor vehicles sales lot located at approximately 555 N. Main Street (TIN: 14-090-0001). The property is located in a C-2 zoning district and is approximately 0.38 acres in size.

   A. Discussion and Possible Action on SP 1609-0003, a request by Ilgar Kassoumov for an amended Site Plan approval for a motor vehicles sales lot located at approximately 555 N. Main Street (TIN: 14-090-0001). The property is located in a C-2 zoning district and is approximately 0.38 acres in size.

8. Discussion and Possible Action on CUP 1609-0005 a request Jeremy Wiseman, on behalf of Westgate Auto Sales LLC, for Conditional Use approval for a motor vehicles sales lot located at 447 N. Main (TIN: 14-090-0039). The property is located in a C-2 (Commercial) zoning district and is 0.183 acres in size.

9. Discussion and Possible Action on ZTA 1609-0006, a request by Dave Clayton, on behalf of Auburn Manor Holding Company for a Zoning Text Amendment to City Code § 11-3-3 Definitions, § 11-11A-3 Conditional Uses, in the C-1 (commercial) zoning district to remove the terms “Nursing” or “Rest” homes and replace them with the term “Assisted Living Facilities” additionally, this request will consider amending City Code § 11-11A-6 Height Regulations in the C-1 (commercial) zoning district to increase the maximum height allowed in the zone from 35 feet to 55 feet. This amendment would be effective within the Land Use Code for Clearfield City as a whole.

10. Discussion and Possible Action on GPA 1609-0006, a request by Dave Clayton, on behalf of Auburn Manor Holding Company to amend the Master Streets and Transportation Plan Map of the Clearfield City to remove a future minor local road, to accommodate future development of the property in the vicinity of 1450 S 1350 E. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

DISCUSSION ITEMS:

11. Next year’s meeting schedule (2017).

   A. Discussion and consideration of a change to the PC meeting time to 6 pm for 2017.

   B. Dates for each meeting outlined

12. Accessory Building revisited

   A. City Council has requested that staff re-evaluate proposed changes to accessory building regulations within the City.

COMMUNICATION AND TRAINING:

13. PC Training – Non Conforming Use, Non-Complying Structures

14. Upcoming Land Use 101 Training - Saturday, November 12, from 9am to 1pm. (LUAU)

15. Staff Communications – Planning Commissioner Appointee

   A. Mayor will be appointing an alternate to replace Amy Mabey to finish out the remainder of her term (2/2021). Appointee will be asked to attend Council Meeting on November 22 for formal appointment by the Mayor. Mayor will also appoint new alternate to
allow for up to 3 alternates for the commission.

16. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 31st day of October, 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.