MEETING NOTICE OF THE CLEARFIELD CITY PLANNING COMMISSION

Discussion and Possible Action on the Downtown Clearfield Small Area Plan, a request by Clearfield City Staff, for an amendment to the General Plan, to be included as an exhibit to the General Plan for the City. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at 7:00 P.M., Wednesday, October 5, 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. September 7, 2016

PUBLIC HEARINGS:

2. Public Hearing for ZTA 1609-0004, a request by Clearfield City Staff for a Zoning Text Amendment and corrections specific to changes within Title 11 for accessory building regulations in all R-1 zoning districts.

3. Public Hearing for CUP 1608-0006, a request by Ilgar Kassoumov, on behalf of CarSmart Auto Group, for an amended Conditional Use approval for an automobile 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.

4. Public Hearing for the Downtown Clearfield Small Area Plan, a request by Clearfield City Staff, for an amendment to the General Plan, to be included as an exhibit to the General Plan for the City. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

SCHEDULED ITEMS:

5. Discussion and Possible Action on SP 1609-0001 a request by John Hansen, for Site Plan approval for a medical office building located at 920 S. 2000 E. (TIN: 09-409-0033). The property is located in the C-2 zoning district and is approximately 0.483 acres in size.

6. Discussion and Possible Action on FSP 1609-0001, a request by John Hansen, for a Final Subdivision Plat approval to amend the University Ridge Subdivision plat to create a Medical Office Condominium building located at 920 S. 2000 E. (TIN: 09-409-0033). The property is located in the C-2 zoning district and is approximately 0.483 acres in size.
7. Discussion and Possible Action on **FSP 1609-0002**, a request by John Hansen, for a Final Subdivision Plat approval to amend the University Ridge Subdivision plat for a change to the street alignment and removal of the cul-de-sac, located at 938 S. 2000 E. (TIN: 09-409-0001). The subdivision is split zoned R-2 (Multi-Family Residential) and C-2 (Commercial) zoning districts and is approximately 7.09 acres in size.

8. Discussion and Possible Action on **ZTA 1609-0004**, a request by Clearfield City Staff for a Zoning Text Amendment and corrections specific to changes within Title 11 for accessory building regulations in all R-1 zoning districts.

9. Discussion and Possible Action on the **Downtown Clearfield Small Area Plan**, a request by Clearfield City Staff, for an amendment to the General Plan, to be included as an exhibit to the General Plan for the City. This amendment would be effective within the General Plan, a document guiding the development of Clearfield City as a whole.

**COMMUNICATION AND TRAINING:**

10. Training – Subdivisions
11. Staff Communications
12. Planning Commissioners’ Minute

**PLANNING COMMISSION MEETING ADJOURNED**

Dated this 4TH 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.