



## Community Development

Planning & Zoning, Building Inspections,  
Business Licensing, and CDBG Administration

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### 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, December 2, 2015**, on the 3<sup>rd</sup> 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. ROLL CALL
2. APPROVAL OF MINUTES

A. November 4, 2015

#### **PUBLIC HEARINGS:**

3. Public Hearing for **CUP-1511-0003** a request by Samantha Hanson, on behalf of Valley Behavioral Health for Conditional Use approval for the Highland Springs Specialty Clinic, a behavior, drug, or alcohol treatment facilities, located at 1785 E. 1450 S. suites 300 & 310 (TIN: 09-377-0303). The property is approximately 2.26 acres in size and is located in the C-2 (Commercial) zoning district.
4. Public Hearing for **ZTA 1511-0005**, a Zoning Text Amendment to Title 11, requested by Clearfield City Staff for amendments and corrections within Title 11 Land Use, Chapters 1, 2, 4, 5, 6, 11, 13, 14. Also, this zoning text amendment will consider supplemental regulations and a clarification for the use of outdoor storage in the M-1 and C-2 zoning districts. These changes would be effective across all applicable parcels of property and zones within Clearfield City.
5. Public Hearing for **FSP 1511-0004**, a request by Con Wilcox to amend the Wilcox Farms Subdivision Plat, Lot 26, located at 850 W. 1600 S. (TIN: 12-391-0014). The property is approximately 3.61 acres and is located in the C-2 (Commercial) zoning district.

#### **SCHEDULED ITEMS:**

6. Discussion and Possible Action on **CUP-1511-0003**, a request by Samantha Hanson, on behalf of Valley Behavioral Health for Conditional Use approval for the Highland Springs Specialty Clinic, a behavior, drug, or alcohol treatment facilities, located at 1785 E. 1450 S. suites 300 & 310 (TIN: 09-377-0303). The property is approximately 2.26 acres in size and is located in the C-2 (Commercial) zoning district.
7. Discussion and Possible Action on **ZTA 1511-0005**, a Zoning Text Amendment to Title 11, requested by Clearfield City Staff for amendments and corrections within Title 11 Chapters 1, 2, 4, 5, 6, 11, 13, 14. Also, this zoning text amendment will consider supplemental regulations and a clarification for the use of outdoor storage in the M-1 and C-2 zoning districts. These

changes would be effective across all applicable parcels of property and zones within Clearfield City.

8. Discussion and Possible Action - **FSP 1511-0004**, a request by Con Wilcox to amend the Wilcox Farms Subdivision Plat, Lot 26, located at 850 W. 1600 S. (TIN: 12-391-0014). The property is approximately 3.61 acres and is located in the C-2 (Commercial) zoning district.

**COMMUNICATION ITEMS:**

1. Staff Communications –
- a. January we will be holding Chair and Vice Chair elections, as outlined in Planning Commission Rules and Regulations.  
Election of Chairperson and Vice-Chairperson.
    - 1. The Commission shall annually elect a Chairperson and Vice-Chairperson at the first regularly scheduled meeting in January by majority vote after taking nominations from the body. The term will be for a period of one year, with a maximum of five consecutive terms. If the Chairperson is no longer able to fulfill the responsibilities of the Chair, either due to death, resignation, removal, disqualification, etc., then the Vice-Chairperson shall serve as the acting Chair until a new Chairperson is elected by the body to fulfill the remaining portion of the Chair's unexpired term. The Commission need not wait until the annual election in January in order to replace a Chairperson that has resigned, been removed or disqualified, etc.
    - 2. A Commissioner must serve on the Planning Commission for at least one year before being eligible to be elected as the Chairperson. All Commissioners are eligible to serve as the Vice-Chairperson.
  - b. Appointment of Brady Jugler as a Regular Planning Commissioner by Mayor and Council at Meeting on November 24, 2015.

2. Planning Commissioners' Minute

**\*\*PLANNING COMMISSION MEETING ADJOURNED\*\***

Dated this 30<sup>th</sup> Day of November 2015  
/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.