

CLEARFIELD CITY ORDINANCE 2023-16

AN ORDINANCE AMENDING THE CLEARFIELD CITY GENERAL PLAN FUTURE LAND USE MAP

PREAMBLE: This Ordinance amends the City's General Plan Future Land Use Map for the property located at approximately 690 West 1700 South (12-297-0005) from Manufacturing to Commercial.

WHEREAS, the property located at approximately 690 West 1700 South (12-297-0005) currently has a land use designation of Manufacturing in the Clearfield City General Plan; and

WHEREAS, the applicant has requested an amendment to the Future Land Use Map of the General Plan to change the land use designation for the property located at approximately 690 West 1700 South (12-297-0005) from Manufacturing to Commercial; and

WHEREAS, the property is currently being used for manufacturing purposes and the applicant intends to develop the property for commercial use; and

WHEREAS, the applicant believes the commercial designation would be the highest and best use for the property because of its location; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended the Clearfield City Council approve the applicant's request to change the future land use from Manufacturing to Commercial for the property located at approximately 690 West 1700 South (12-297-0005); and

WHEREAS, the Clearfield City Council received and reviewed the changes proposed by the applicant; and

WHEREAS, following proper notice, as set forth by State Law, the City Council held a public hearing on the matter and received input thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing as well as the Planning Commission's recommendations of approval regarding the proposed modifications; and

WHEREAS, following its public deliberation, the City Council has determined that changing the future land use classification on the City's General Plan Future Land Use Map from Manufacturing to Commercial for the property located at approximately 690 West 1700 South (12-297-0005) is in the best interests of Clearfield City and its residents;

NOW THEREFORE BE IT ORDAINED, by the Clearfield City Council that:

Section 1. General Plan Amendment: The future land use classification for the property located at approximately 690 West 1700 South (12-297-0005) be changed from Manufacturing to Commercial and that said change be incorporated into and reflected by the City's General Plan and its Future Land Use Map.

Section 2. Effective Date: This Ordinance shall become effective only upon its posting in three public places within Clearfield City.

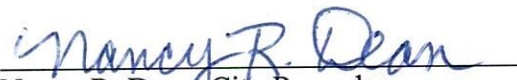
DATED this 22nd day of August, 2023, at the regularly scheduled meeting of the Clearfield City Council.



CLEARFIELD CITY CORPORATION


Mark R. Shepherd, Mayor

ATTEST


Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers Bush, Phipps, Peterson, Roper and Thompson

NAY: None