CLEARFIELD CITY ORDINANCE 2022-27

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 rear 4.503 acre portion of the property located at approximately 175 West Antelope Drive (12-242-0009) from Commercial to Residential.

WHEREAS, the rear 4.503 acre portion of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) currently has a land use designation of Commercial 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 rear 4.503 acre portion of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential; and

WHEREAS, the property is currently being used for agricultural purposes and the applicant intends to develop that portion of the property with residential use; and

WHEREAS, the applicant believes the residential designation would be the highest and best use for the property because of its current use and 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 Commercial to Residential for the rear 4.503 acre portion of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009); and

WHEREAS, the Clearfield City Council received and reviewed the changes recommended for approval by the Clearfield City Planning Commission; 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 Commercial to Residential for the rear 4.503 acres portion of the property

located at approximately 175 West Antelope Drive (TIN: 12-242-0009) 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 rear 4.503 acre portion of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) be changed from Commercial to Residential 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 27th day of September, 2022, 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, Peterson, Phipps, Roper, Thompson

NAY: None