



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY Notice of PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following public hearings have been scheduled to be heard by the Clearfield Planning Commission at 6:30 p.m. on Wednesday, November 5, 2025, and the Clearfield City Council at 7:00 pm on Tuesday, November 25, 2025. The meetings will be held in the Council Chambers on the 3rd Floor of Clearfield City Hall located at 55 South State Street, Clearfield, Utah 84015.

1. Public Hearing, Discussion, and Possible Action on **ZTA 2025-1002**, a zoning text amendment request by Clearfield City to add Trailer Sales as a permitted in the T-C Zone (Town Mixed Commerce) with development standards. **(Legislative Matter)**.

Currently the TC Zone in Downtown Clearfield allows for motor vehicle sales. Trailers are separately defined by Clearfield City Code and considered distinct from a motor vehicle. The proposed amendment would add Trailer Sales as a permitted use in the TC Zone, with specific standards for development.

2. Public Hearing, Discussion, and Possible Action on **ZTA 2025-1001**, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards. **(Legislative Matter)**.

The proposed amendment would allow for Detached Accessory Dwelling Units in the rear yard of single-family homes within single-family and agricultural zones. Size, setback, and development standards are also included in the proposed amendment.

3. Public Hearing, Discussion and Possible Action on **GPA 2025-1003**, a general plan amendment request to consider the adoption of a Water Use and Preservation Plan in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community. **(Legislative Matter)**.

Clearfield City is required to adopt a Water Use and Preservation Element in the General Plan by December 31, 2025. The proposed plan provides guidance on how Clearfield can facilitate growth and development patterns that support responsible use of the City's water supply, ensuring the ability to meet current and future demands and respond to water supply issues.

All interested persons present will be given an opportunity to be heard. Written comment may also be submitted, by mail to Clearfield City, Community Development, 55 South State Street, Clearfield, UT 84015. Written comments not received prior to the date of the meeting, may not be able to be considered.

A copy of the applications is available for review in the Customer Service Center on the 1st floor of the City Municipal Center located at 55 South State Street, Clearfield, Utah, Monday through Friday, 8:00 A.M. to 5:00 P.M.



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Dated this 24th day of October 2025.

CLEARFIELD CITY CORPORATION

/s/Chersty Titensor, Deputy City Recorder

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 these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy Dean at Clearfield City, Nancy.dean@clearfieldcity.org & 801-525-2714.