



# Community Development

PLANNING, BUILDING INSPECTIONS,  
CUSTOMER SERVICE, AND CODE COMPLIANCE

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## **CLEARFIELD CITY** **Notice of PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the following public hearing has been scheduled to be heard by the Clearfield Planning Commission at 6:30 p.m. on Wednesday, December 3, 2025, and the Clearfield City Council at 7:00 p.m. on Tuesday, January 13, 2025. The meetings will be held in the Council Chambers on the 3<sup>rd</sup> Floor of Clearfield City Hall located at 55 South State Street, Clearfield, Utah 84015.

Public Hearing, Discussion and Possible Action on **DA 2025-1104**, a development agreement request for **175 West Antelope Mixed Use Project**, a mixed-use development at the subject property. **Location:** Approximately 175 West Antelope Drive (TIN: 12-242-0009). **Project Details:** Three (3) commercial lots and fifty-five (55) townhomes. **Zone:** C-2 (Commercial) & R-3 (Residential). **(Legislative Matter)**

*In February of 2025 City approval was granted to rezone a portion of the subject property to R-3 (Residential), subject to the execution of a development agreement between the developer and Clearfield City. The developer has submitted an application for a development agreement to outline the terms for development of a mixed-use project that will include commercial properties along Antelope Drive and townhomes to the rear.*

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 application is available for review at the Customer Service Center 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.

Dated this 21<sup>st</sup> day of November 2025.

CLEARFIELD CITY CORPORATION

/s/Nancy R. Dean, City Recorder

The complete public notice is posted on the Utah Public Notice Website - [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Clearfield City Website - [clearfield.city](http://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@clearfieldcityut.gov](mailto:Nancy.dean@clearfieldcityut.gov) & 801-525-2714.