

# CLEARFIELD CITY ORDINANCE 2026-03

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT APPROXIMATELY 160 SOUTH DEPOT STREET (TINS: 12-020-0034, 12-020-0047, 12-020-0033, AND 12-020-0144) FROM U-R (URBAN MIXED RESIDENTIAL) TO CV (CIVIC) AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones the properties located at approximately 160 South Depot Street (TINs: 12-020-0034, 12-020-0047, 12-020-0033, and 12-020-0144) from U-R (Urban Mixed Residential) to CV (Civic) and amends the City's Zoning Map to reflect the change.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider a change in the zoning for the properties located at approximately 160 South Depot Street (TINs: 12-020-0034, 12-020-0047, 12-020-0033, and 12-020-0144); and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the rezone be approved; and

WHEREAS, following proper notice, as set forth by State Law and the City's Land Use Ordinance, the City Council held a public hearing on the application for a change in the zoning for the property and allowed for public comment thereon; and

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

WHEREAS, following its public deliberation, the City Council has determined the zoning change listed below is in the best interest of Clearfield City and its residents and will most effectively implement the City's efforts to meet market changes and housing demand and affordability while allowing the subject property to be put to its highest and best use;

NOW, THEREFORE, be it ordained by the Clearfield City Council that:

Section 1. Zoning Changes: The zoning for the rear four acres of the properties located at approximately 160 South Depot Street (TINs: 12-020-0033, 12-020-0047, 12-020-0034, and 12-020-0144) in Clearfield City, Davis County, Utah, will be changed from U-R (Urban Mixed Residential) to CV (Civic).

Section 2. Amendments to Zoning Map: The Clearfield City Zoning Map will be amended to reflect the changes in zoning outlined in Section 1 above.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

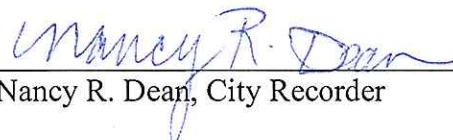
Dated this 27<sup>th</sup> day of January, 2026, at the regularly scheduled meeting of the Clearfield City Council.



CLEARFIELD CITY CORPORATION

  
Mark R. Shepherd, Mayor

ATTEST

  
Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers King, Peterson, Ratchford, Thompson, Wurth

NAY: None