



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY **Notice of PUBLIC HEARING**

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, March 4th, 2026; and by the Clearfield City Council at 7:00 p.m. on Tuesday, March 24th, 2026. The meetings will be held in the Council Chambers on the 3rd Floor of the City Municipal Center located at 55 South State Street, Clearfield, Utah 84015.

1. Public Hearing, Discussion, and Possible Action on **RZN 2026-0201**, a zoning map amendment request by Colin Brown to rezone the front portion (approximately 0.5 acres) of the subject property from R-3 (Residential) to C-2 (Commercial). **Location:** 260 West 1700 South (TIN:12-065-0156). **Parcel Area:** 1.882 Acres. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter)**

The purpose of the rezone is to aid in future redevelopment of the site with a new commercial use. The C-2 Zone provides areas for general commercial and business activities in appropriate locations within the city.

2. Public Hearing, Discussion, and Possible Action on **RZN 2026-0202**, a zoning map amendment request by Taylor Moore with Rodeo Development to rezone the subject properties from C-2 (Commercial) and A-1 (Agricultural) to C-2 (Commercial), R-3 (Residential), and R-1-6 (Residential), to allow for a mixed-use development including commercial, townhome, and single-family uses. **Location:** 240 East 1700 South (TINs: 12-073-0133 & 12-073-0109). **Parcel Area:** 2.67 Acres. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter)**

The rezone request would allow for a mixed-use development of approximately 1 acre with commercial along 1700 South (Antelope Drive), approximately 1 acre with townhomes, and approximately half an acre for single-family lots.

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. If written comments are not received prior to the date of the meeting, they 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 19th day of February 2026.

CLEARFIELD CITY CORPORATION

/s/Nancy R. Dean, 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 – ClearfieldCityUT.gov, 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 Tyson Stoddard at Clearfield City, Tyson.stoddard@clearfieldcityut.gov & 801-525-2718.