



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, February 4th, 2026**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

PRE-MEETING- 6:00 PM- Executive Conference Room

Review of agenda items to address questions.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER & PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - February 4, 2026

DECISION ITEMS

Public Hearings:

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)**
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)**

Scheduled Items:

3. Discussion and Possible Action on **CUP 2026-0203**, a conditional use permit request by Elden De Leon with White River Auto Care, LLC for an auto care business at the subject property. **Location:** 325 West 1700 South Suite 5 (TIN: 12-937-0002). **Parcel Area:** 0.7 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Associate Planner. **(Administrative Matter)**

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
 - Powerline Trail (Beehive Bikeways Award)
 - Open and Public Meeting Training Follow Up
 - April PC Meeting

****PLANNING COMMISSION MEETING ADJOURNED****

Dated this 27th day of February 2026.
/s/Tyson Stoddard, Associate Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

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 Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcityut.gov & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 February 4, 2026

3 6:30 P.M. – Regular Meeting

4
5 PRESIDING: Brogan Fullmer Chair
6
7 PRESENT: Robert Browning Vice Chair
8 Kathryn Murray Commissioner
9 Chad Mortensen Commissioner
10 Riley Wheeler Commissioner
11 Jane Budd Youth Commission Ambassador
12
13 ABSENT: Brian Swan Commissioner
14 Nicholas Dragon Commissioner
15
16 STAFF PRESENT: Tyson Stoddard Associate Planner
17 Stacy Millgate Community Development Director
18 Amy Jones Deputy City Attorney
19
20 VISITORS: Michael Christensen
21 Matt Gertge
22 Jessica Kjar
23 Terry Judd
24

25 Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair
26 Statement.

27
28 DISCUSSION AND APPROVAL OF THE DRAFT MINUTES FOR THE JANUARY 7, 2026,
29 PLANNING COMMISSION MEETING.

30
31 **Commissioner Murray moved to approve the minutes with the edits discussed. Seconded by**
32 **Commissioner Browning. The motion carried on the following vote, Voting AYE:**
33 **Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, and Youth Ambassador**
34 **Budd. Voting NO: None.**
35

36 DISCUSSION, AND POSSIBLE ACTION ON CUP 2025-1101, A CONDITIONAL USE
37 PERMIT REQUEST BY DAN MILICH WITH ELK VALLEY CONSTRUCTION TO
38 CONSTRUCT A PRIVATE SCHOOL AT THE SUBJECT PROPERTY. LOCATION:
39 APPROXIMATELY 1300 SOUTH UNIVERSITY PARK BOULEVARD (TIN: 09-495-0004).
40 PROJECT AREA: 3.57 ACRES. ZONE: C-2 (COMMERCIAL)

41
42 Tyson Stoddard, Associate Planner, presented the following:

- 43
44 • Background:
- 45 ○ Zone: C-2 (Commercial)
 - 46 ■ Schools a conditional use
 - 47 ○ Amended Subdivision Plat

- 1 ▪ 3.57 acres for the school
- 2 ▪ 3.94 acres for future commercial development
- 3 ○ Providence Montessori – Davis Campus
- 4 ▪ Approximately 32,000 square feet
- 5 ▪ School and Auditorium
- 6 ▪ Serves children from infancy through 3rd Grade
- 7

8 Staff recommended that the Planning Commission approve as conditioned CUP 2025-1101, a
9 conditional use permit request by Dan Milich with Elk Valley Construction to construct a private
10 school at approximately 1300 South University Park Boulevard (TIN: 09-495-0004). This
11 recommendation was made based on the findings and discussion in the Staff Report and with the
12 following recommended conditions.

- 13
- 14 1) A lot shall be created for the site with an amended plat and the amended plat shall be
- 15 appropriately recorded at the Davis County Records Office.
- 16 2) The site and landscape plan shall include improvements to the entirety of the proposed lot.
- 17 3) The proposed storm basin and easement shall be approved by Clearfield City Engineering
- 18 and be properly recorded at the Davis County Recorder’s Office.
- 19 4) A seating exhibit for the Auditorium will need to be submitted so that compliance with
- 20 parking requirements can be fully verified.
- 21 5) The plans will need to be revised to include two (2) additional spaces to meet minimum
- 22 ADA requirements.
- 23 6) The fence plans shall be updated to increase the height of the fence to a minimum of five
- 24 feet (5’) as an increased safety measure to prevent climbing, falls, or access to dangerous
- 25 areas, and to ensure the material and design of the fence is secure and non-climbable,
- 26 avoiding horizontal rails.
- 27 7) The landscape plan shall be revised and resubmitted to the City for final approval. The
- 28 revisions shall include the following:
 - 29 a) An additional landscape bed a minimum of four feet (4’) wide along the bottom of
 - 30 the retaining wall for the outdoor play area, with plantings to screen and soften the
 - 31 visual impact of the concrete wall.
 - 32 b) The northwest section of the plans shall be revised to include a minimum six foot
 - 33 (6’) wide landscaped area between the parking lot and the adjacent parcel.
 - 34 c) Landscaped islands in the parking lot a minimum of every twelve (12) parking
 - 35 spaces.
- 36 8) The trash enclosure detail will need to include the specific type and color of CMU block
- 37 to be used and shall match the building.
- 38 9) A bike rack shall be added to the plans, and pedestrian benches and seating shall be
- 39 included throughout the site.
- 40 10) The east elevation of the auditorium will need to be revised to meet the following
- 41 standards.

- 1 a) Buildings with facades one hundred feet (100') or greater in total length shall have
 2 at least one significant facade variation from the primary wall plane whose depth
 3 is at least five percent (5%) of the total facade length and whose width is at least
 4 twenty percent (20%) of the total facade length. There shall be no uninterrupted
 5 facades one hundred feet (100') or greater in length.
- 6 b) Provide roofline and parapet variations where there are long, continuous, and
 7 undisturbed rooflines fifty feet (50') or greater.
- 8 11) An exterior lighting and photometric plan shall be submitted including light locations and
 9 fixture details to ensure compliance with commercial site design standards.
- 10 12) The plans shall address the comments of the engineering review letter dated January 15th,
 11 2026, and the project shall comply with Engineering and Public Works standards.
- 12 13) An updated geotechnical report specific to the site shall be submitted for review and
 13 approval by Clearfield City Engineering and Building Staff.
- 14 14) The plans shall address the comments of the North Davis Fire District, and the project
 15 shall comply with Fire District standards.

16
 17 The Planning Commission discussed condition 7(a) from the staff report, regarding landscaping
 18 along the retaining wall for the outdoor play area, at length. The discussion centered around
 19 keeping the condition for landscaping while allowing for greater flexibility to provide the
 20 landscaping, such as at the top of the retaining wall instead of the bottom.

21
 22 **Commissioner Wheeler moved that the Planning Commission approve CUP 2025-1101, a**
 23 **conditional use permit request by Dan Milich with Elk Valley Construction to construct a private**
 24 **school at the subject property. The motion included the conditions of the staff report, but with**
 25 **an amendment to condition 7(a) to allow flexibility for the location of the four foot (4')**
 26 **landscape bed to be provided either along the bottom or the top of the retaining wall.**
 27 **Seconded by Commissioner Mortensen. The motion carried on the following vote, Voting**
 28 **AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, and Youth**
 29 **Ambassador Budd. Voting NO: None.**

30
 31 DISCUSSION, AND POSSIBLE ACTION ON ASP 2026-0101, AN AMENDED
 32 SUBDIVISION PLAT REQUEST BY DAN MILICH WITH ELK VALLEY CONSTRUCTION
 33 TO SUBDIVIDE LOT 4 OF THE LEGEND TOWERS SUBDIVISION 1ST AMENDMENT
 34 INTO TWO NEW LOTS LABELED LOT 5 AND 6 AT THE SUBJECT LOCATION.
 35 LOCATION: APPROXIMATELY 1300 SOUTH UNIVERSITY PARK BOULEVARD. PARCEL
 36 AREA: 7.51 ACRES. ZONE: C-2 (COMMERCIAL).

37
 38 Tyson Stoddard, Associate Planner, presented the following:

- 39
 40 • Background
- 41 ○ Zone: C-2 (Commercial)
 - 42 ○ Amended Subdivision Plat
 - 43 ■ Subdividing an existing 7.51 acre lot into two lots
 - 44 ■ 3.57 acres for the school

- 1 ▪ 3.94 acres for future commercial development

2 Staff recommended that the Planning Commission approve as conditioned ASP 2026-0101, an
3 amended subdivision plat request by Dan Milich with Elk Valley Construction to subdivide Lot 4
4 of the Legend Towers Subdivision 1st Amendment into two new lots labeled Lot 5 and 6 at
5 approximately 1300 South University Park Boulevard. This recommendation was made based on
6 the findings and discussion in the Staff Report and with the following recommended conditions.

- 7
- 8 1. The amended plat shall be revised to address Engineering requirements as outlined in
9 the review letter dated January 27, 2026.
- 10 2. Addresses for the proposed lots will need to be added to the subdivision plat.
- 11 3. Future development of the lots shall comply with the development standards of the
12 zone in which they are located.

13 **Commissioner Wheeler moved that the Planning Commission approve ASP 2026-0101, an**
14 **amended subdivision plat request by Dan Milich with Elk Valley Construction to subdivide**
15 **Lot 4 of the Legend Towers Subdivision 1st Amendment into two new lots labeled Lot 5 and**
16 **6 at the subject location. Seconded by Youth Ambassador Budd. The motion carried on the**
17 **following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen,**
18 **Wheeler, and Youth Ambassador Budd. Voting NO: None.**

19

20 STAFF COMMUNICATIONS

- 21
- 22 • Nicholas Dragon Appointment
- 23 • Planning Commission Vacancy Updates

24

25

26 There being no further business to come before the Planning Commission, **Chair Fullmer**
27 **moved to adjourn. Seconded by Commissioner Murray.**



Planning Commission

STAFF REPORT

AGENDA ITEM

#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
(801) 525-2718

MEETING DATE: Wednesday, March 4, 2026

SUBJECT: 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. **(Legislative Matter)**

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2026-0201** to the Clearfield City Council, to rezone the front portion (approximately 0.5 acres) of the subject property to the C-2 Zone (Commercial).

This recommendation is based on the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may vary from this staff recommendation and provide a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission has the following recommendation options:

1. **Move to recommend approval of RZN 2026-0201**, to the Clearfield City Council, a zoning map amendment request by Colin Brown to rezone the front portion (approximately 0.5 acres) of the subject property to the C-2 Zone (Commercial).
2. **Move to recommend denial of RZN 2026-0201**, to the Clearfield City Council, a zoning map amendment request by Colin Brown to rezone the front portion (approximately 0.5 acres) of the subject property to the C-2 Zone (Commercial).
3. **Move to table RZN 2026-0201** to a specific meeting date and request additional information to consider the request.

BACKGROUND

The subject property is zoned R-3 (Residential) and currently has two (2) multifamily structures and a commercial storage facility on the property. Based upon staff research, the multifamily buildings were constructed in 1945. Approximately forty (40) years later, the commercial storage facility was built on the front of the property along Antelope Drive. The purpose of this rezone request is to aid in the future subdivision and redevelopment of the front portion of the site with a new commercial use that would replace the existing commercial storage facility. The rear portion of the site with the multifamily buildings would remain with the zoning designation of R-3.

PUBLIC COMMENT

Mailed notices and the public hearing notice legal ad went out the week of February 16, 2026. Public Hearing Notice signs were placed in front of the property the week of February 23, 2025. As of the date of this report, no public comment has been received.

ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide a recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The requested amendment is consistent with the goals of the General Plan and Map, as the C-2 Zone is one of the appropriate zones for current and future commercial activities.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	The C-2 Zone is conducive to redevelopment of the site with a new commercial use, and the request provides an opportunity to better align the zoning of the subject property with the General Plan future land use designation of “General Commercial”.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 6 - Land Use & City Form, which help provide a visual understanding of where and how growth, development, and change should—or should not—be accommodated over the next 10 to 20 years.

The future land use designation of the subject property as shown on the General Plan Future Land Use Map is “General Commercial”. This category is for current or future commercial activities, including office, entertainment, retail, and restaurant uses.

The Zones that correspond to the “General Commercial” land use designation are the Commercial Zones (C-1 & C-2), the Downtown Redevelopment Zone (DR), and the Gateway Corridor Commerce Zone (CC).

Based on the review and analysis of the General Plan, staff finds that the C-2 Zone is appropriate for the subject property and consistent with the goals and objectives of the General Plan.

FINDINGS AND CONCLUSION

Based on the analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based on the analysis of the staff report and the following findings:

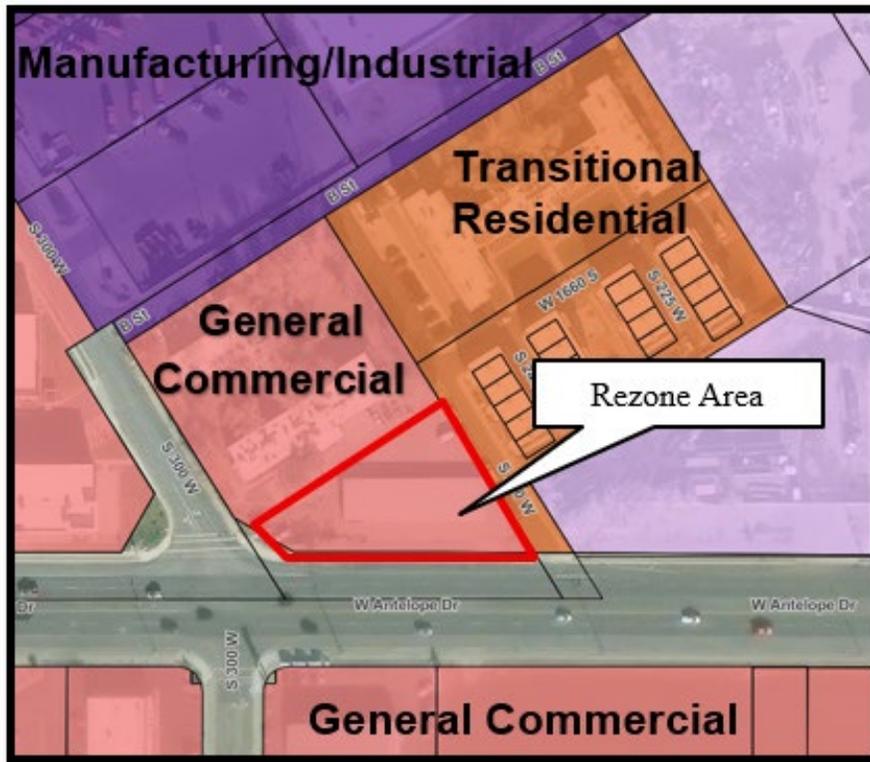
1. The proposed zoning map amendment is consistent with the “General Commercial” future land use designation as shown in the Clearfield City General Plan Future Land Use Map.

2. A rezone to C-2 (Commercial) will be conducive to redevelopment of the front portion of the site with a new commercial use in accordance with the permitted and conditional uses of the C-2 Zone.

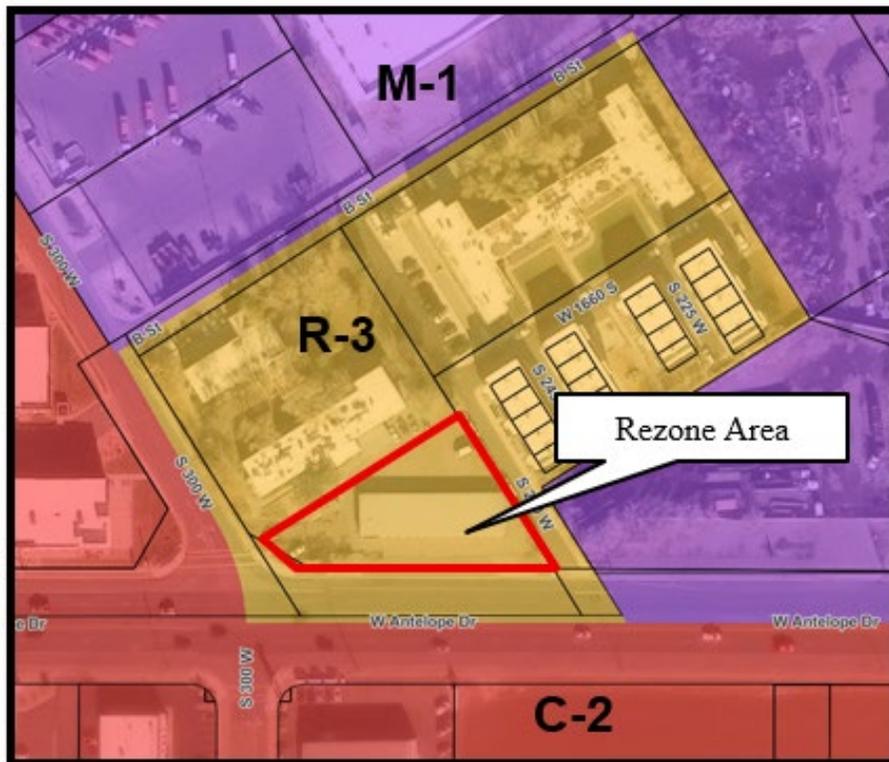
ATTACHMENTS

1. 260 West 1700 South - General Plan Map
2. 260 West 1700 South - Zoning Map

260 WEST 1700 SOUTH – GENERAL PLAN MAP



260 WEST 1700 SOUTH – ZONING MAP





Planning Commission

STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
(801) 525-2718

MEETING DATE: Wednesday, March 4, 2026

SUBJECT: 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. **(Legislative Matter)**

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2026-0202** to the Clearfield City Council, 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. Staff also recommends that an approval of the rezone be subject to the approval of a development agreement request to outline development timelines, housing type, site design, etc.

This recommendation is based on staff's analysis of the Clearfield City General Plan and Moderate Income Housing Plan with the reasoning outlined in the staff report. However, as the advisory body to the Clearfield City Council, the Planning Commission may vary from this staff recommendation and provide a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission has the following recommendation options:

- 1. Move to recommend approval of RZN 2026-0202**, to the Clearfield City Council, a zoning map amendment request 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.
- 2. Move to recommend denial of RZN 2026-0202**, to the Clearfield City Council, a zoning map amendment request 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.
- 3. Move to table RZN 2026-0202** to a specific meeting date and request additional information to consider the request.

PROJECT SUMMARY

Project Information	
Project Name	Chelemes Row Rezone to C-2, R-3, & R-1-6
Site Location	240 East 1700 South
Parcel ID	12-073-0133 & 12-073-0109
Applicant	Taylor Moore with Rodeo Development
Property Owner	Chelemes Enterprises LLC
Proposed Actions	Rezone
Current Zoning	C-2 (Commercial) & A-1 (Agricultural)
Parcel Area	2.67 Acres

BACKGROUND

The rezone request includes two separate parcels that front Antelope Drive. The west parcel is approximately one acre in size and is currently zoned C-2 (Commercial). The east parcel is a flag shaped parcel of approximately 1.6 acres that is zoned A-1 (Agricultural). The flag portion of the A-1 parcel is directly to the rear of the C-2 parcel.

Based upon the applicant request and proposed zoning exhibit, approximately 0.99 acres along the Antelope Drive frontage would remain with a zoning designation of C-2. The staff portion of the flag shaped parcel would be rezoned from A-1 to C-2 going back from the frontage of the property to a depth of approximately 240 feet.

Behind the proposed C-2 area would be approximately 1.13 acres that would be rezoned to R-3 (Residential). A concept provided with the application plans for eighteen townhomes within the proposed R-3 Zone. The density of the townhome portion is approximately 16 units per acre, which is the maximum allowable density of the R-3 Zone.

Lastly, the applicant is proposing that approximately 0.45 acres at the far south end of the subject parcels be rezoned to R-1-6, a single-family zone that requires minimum lot sizes of 6,000 square feet. The concept shows a public street (60' right of way) stubbed on both the west and east property line and two single family lots fronting the south side of the public street. The public street is provided in accordance with the Clearfield City Transportation Master Plan, which is planning for improved street connectivity with the continuation of 1800 South east to Chelemes Way. It should be noted that the full continuation of 1800 South between South Main and Chelemes Way is not anticipated at this time, but may be considered with any future development of the agricultural properties to the east of the subject parcels.

Access to the site would be provided from Antelope Drive, with a private street provided along the east side of the property and shared private drives providing access to the townhomes.

Development Agreement

The applicant has expressed a willingness to enter into a development agreement to allow for various items to be addressed such development timelines, owner occupancy requirements, and architectural design standards for the townhomes. Section 11-9E-13(E) of the R-3 Zone development standards states that, "A development agreement may be required for all new development in the R-3 (Residential) Zone." If a development agreement is required, "all applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council." The development standards of the C-2 Zone and R-1-6 Zone also state that "a development agreement may be required for all new development". With this is mixed use rezone request to multiple zones, staff recommends that a development agreement be required as part of the approval of the rezone. As

included in other development agreements, this agreement should limit the multi-family residential use to townhomes as proposed by the applicant. Other aspects of the development agreement may address site design, homeownership, etc.

PUBLIC COMMENT

Mailed notices and the public hearing notice legal ad went out the week of February 16, 2026. Public Hearing Notice signs were placed in front of the property the week of February 23, 2026. As of the date of this report, no public comment has been received.

ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide a recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<p><i>The proposed amendment is in accordance with the General Plan and Map; or</i></p>	<p>The future land use designation in the General Plan for the subject properties is “General Commercial”. This designation is primarily for commercial activities such as office, retail, entertainment, and restaurant uses. A mix of commercial and medium density residential uses may be allowed, but residential cannot be developed without a commercial component.</p> <p>In evaluating the proposed rezone with the future land use designation description, the project can be supported by the General Plan. However, a key question to thoughtfully assess is whether the proposed rezone aligns with the commercial vision of the Antelope Drive corridor. Given that the “General Commercial” designation is envisioned primarily for commercial activities, is the proposed C-2 area a sufficient depth to meet the city’s vision for commercial development along this section of the corridor? As a legislative matter, the Planning Commission and City Council are able to consider whether the proposal advances or undermines the commercial vision for the Antelope Drive Corridor. Attached to the staff report is a zoning exhibit of the Antelope to aid in evaluating both existing commercial uses and currently zoned C-2 Commercial Properties.</p> <p>In relation to the residential aspect of the rezone request, Clearfield desires to have a variety of quality housing options to serve its growing and diverse population. The Moderate-Income Housing Element of the General Plan includes multiple strategies that support this type of land use change to residential. Strategy A states that the city will, “rezone for densities necessary to facilitate the</p>

	<p>production of moderate-income housing. Strategy F states that the city will, “zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.” Antelope Drive is a major transit corridor in the city and includes primarily commercial uses with the exception of some residential.</p>
<p><i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i></p>	<p>Housing supply and affordability continue to be major concerns for communities in the Wasatch Front region, and the demand for residential land to develop remains high. For these reasons, the applicant and property owner are requesting a rezone to allow for commercial space along Antelope Drive and residential to the rear in accordance with current market demands and pressures. Additionally, with the requirements of state code to provide moderate income housing through the implementation of the city’s moderate income housing plans, changing the land use of the rear portion of this property to residential would be supported by the moderate-income housing element of the general plan. It would also aid in the annual reporting to the state regarding Clearfield’s implementation of moderate income housing strategies.</p>

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 6 - Land Use & City Form, which help provide a visual understanding of where and how growth, development, and change should—or should not—be accommodated over the next 10 to 20 years.

The future land use designation of the subject property as shown on the General Plan Future Land Use Map is “General Commercial”. This category is primarily for current or future commercial activities, including office, entertainment, retail, and restaurant uses. Horizontal mixed-use with residential behind the commercial may be considered, but may not be developed without a commercial component.

The Zones that correspond to the “General Commercial” land use designation are the Commercial Zones (C-1 & C-2), the Downtown Redevelopment Zone (DR), and the Gateway Corridor Commerce Zone (CC). For any residential zoning as part of a horizontal mixed-use development, the adopted residential zone that corresponds to the proposed residential housing type would be the most suitable.

Based on the review and analysis of the General Plan, staff finds that the proposed zoning with commercial along Antelope Drive and a mix of residential zoning to the rear is by and large supported by the General Plan. As mentioned in the above table, a key consideration for the Planning Commission and City Council to consider is whether the proposal provides sufficient commercial zoning to accomplish the city’s vision for commercial uses along the corridor.

TRANSPORTATION MASTER PLAN ANALYSIS (TMP)

The TMP advises that new development should be designed and approved with connectivity in mind. Figure 35 of the TMP depicts proposed roadway connections that would connect stub roads to the existing network and maximize connectivity going forward. The TMP recognizes the continuation of 1800 South east through the subject properties to Chelemes Way as a roadway connection opportunity. The classification of 1800 South is “Local Residential”, which has a typical right of way width of 60’ including 32’ of asphalt, park strips, and sidewalks.

FINDINGS AND CONCLUSION

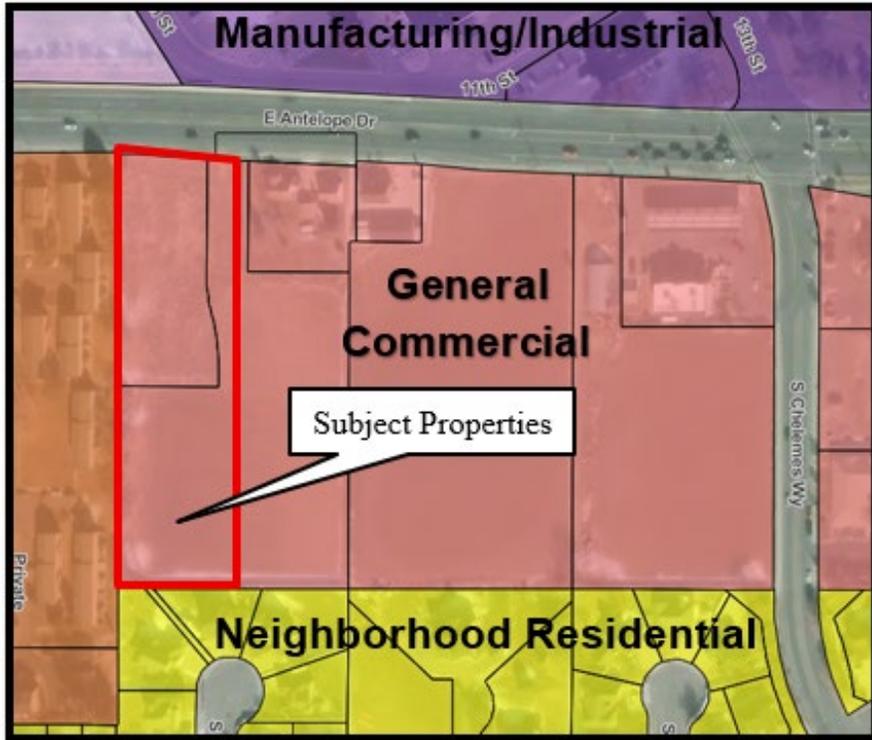
Based on the analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based on the analysis of the staff report and the following findings:

1. The proposed zoning map amendment is generally consistent with the “General Commercial” future land use designation as shown in the Clearfield City General Plan Future Land Use Map.
 2. The proposed rezone request is supported by the Moderate Income Housing Plan that includes strategies to: (1) rezone for higher densities necessary to facilitate the production of moderate-income housing, and (2) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
-

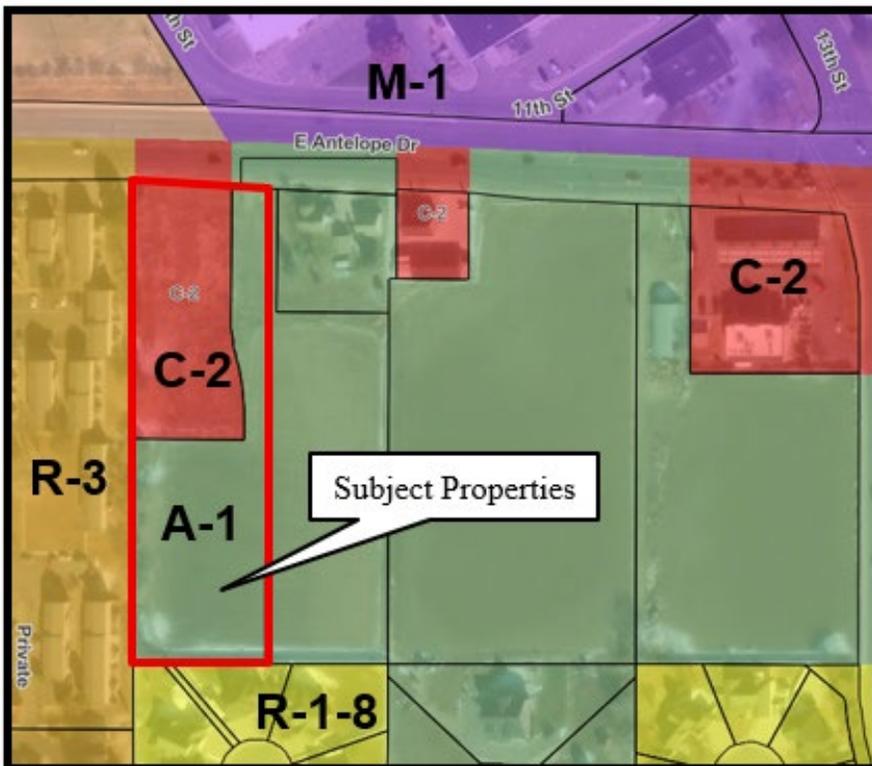
ATTACHMENTS

1. 240 East 1700 South - General Plan Map
2. 240 East 1700 South - Zoning Map
3. Chelemes Row Proposed Rezone
4. Chelemes Row Concept Site Plan
5. Exhibit A – Antelope Drive Commercial Corridor Zoning
6. TMP Figure 35 – Local Connectivity Improvement Opportunities

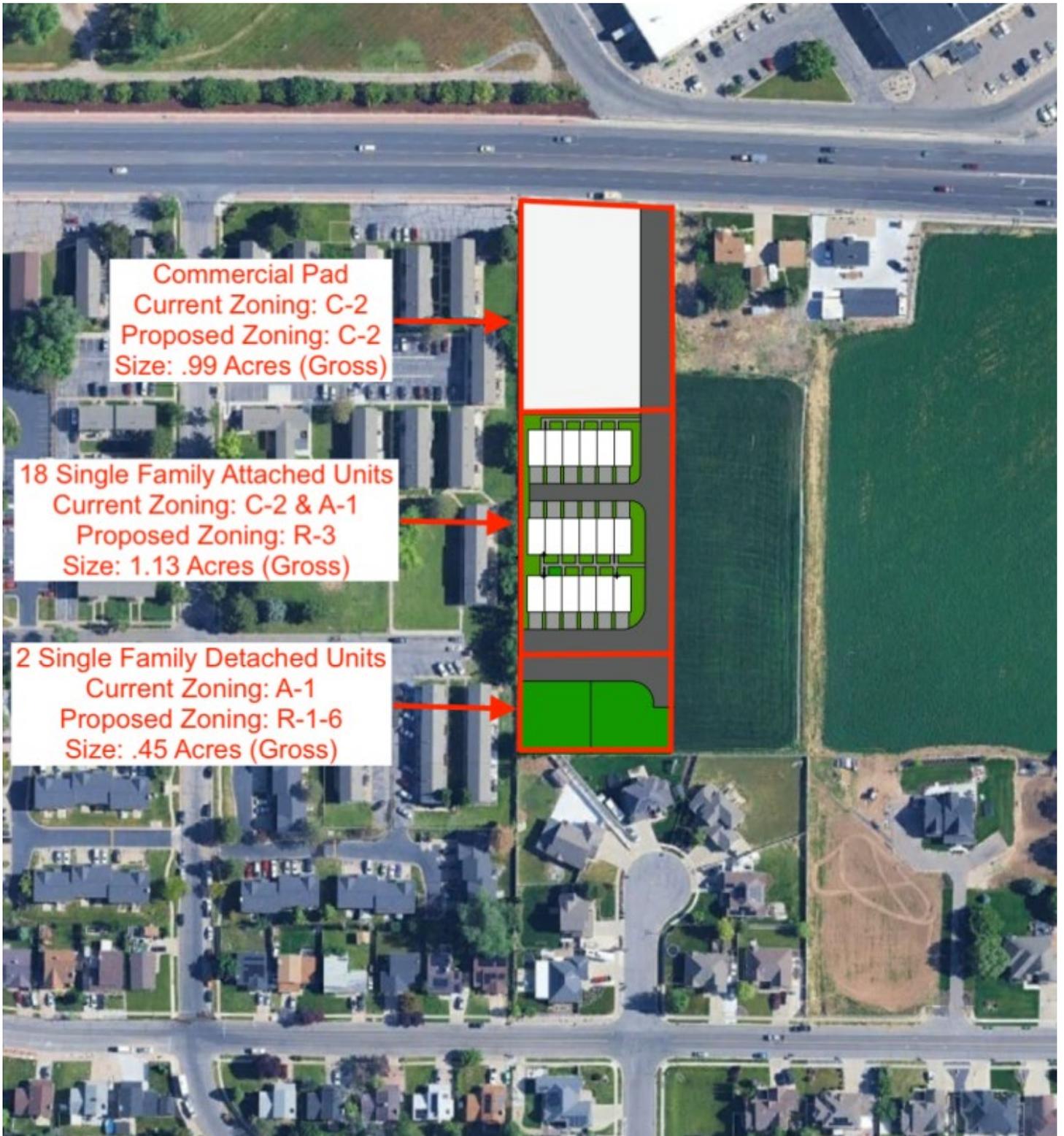
240 EAST 1700 SOUTH – GENERAL PLAN MAP



240 EAST 1700 SOUTH – ZONING MAP



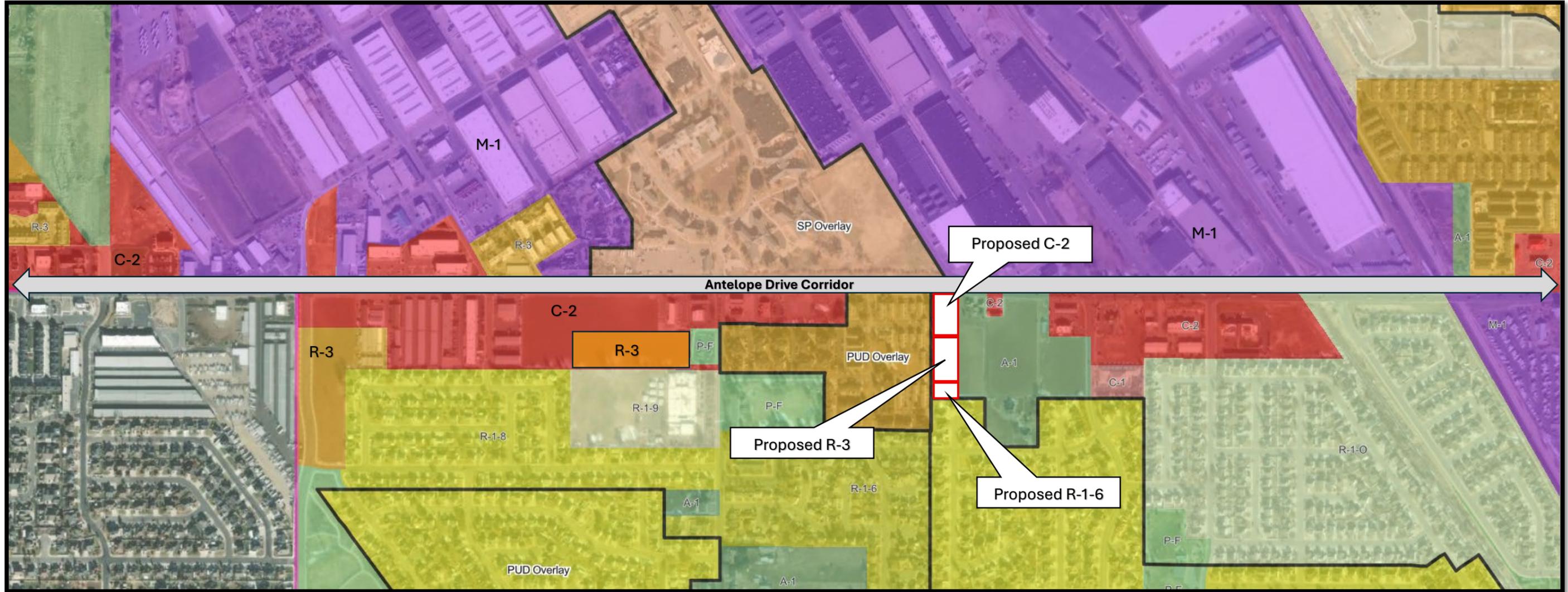
**Chelemes Row
Proposed Rezone**



**Chelemes Row Rezone
Concept Site Plan**



EXHIBIT A
ANTELOPE DRIVE COMMERCIAL CORRIDOR ZONING





Planning Commission

STAFF REPORT

AGENDA ITEM
#3

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner
tyson.stoddard@clearfieldcity.org
 (801) 525-2718

MEETING DATE: Wednesday, March 4th, 2026

SUBJECT: Discussion and Possible Action on **CUP 2026-0203**, a conditional use permit request by Elden De Leon with White River Auto Care, LLC for an auto care business at the subject property. **Location:** 325 West 1700 South Suite 5 (TIN: 12-937-0002). **Parcel Area:** 0.7 Acres. **Zone:** C-2 (Commercial). **(Administrative Action)**

RECOMMENDATION

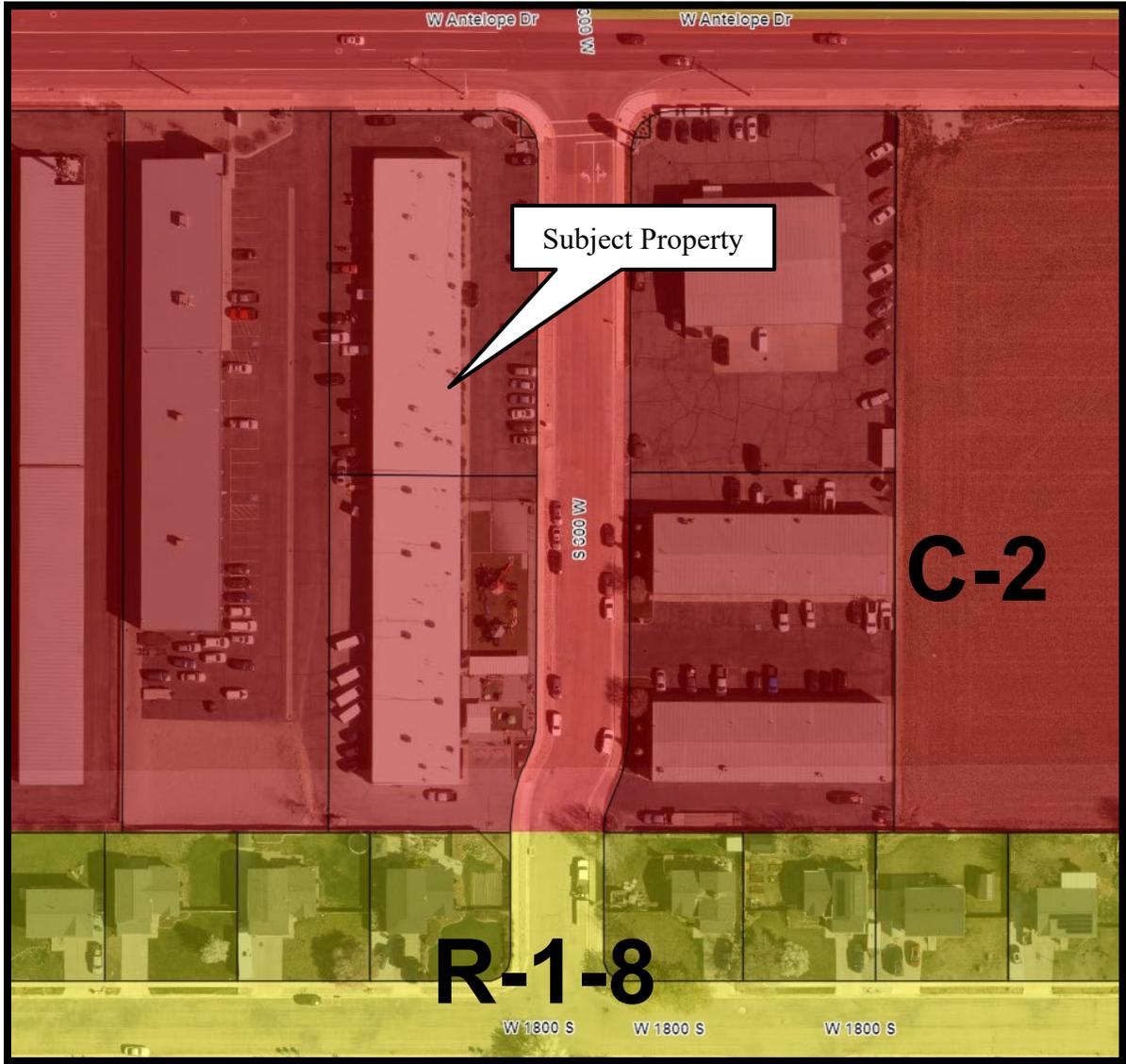
Staff recommends that the Planning Commission **approve as conditioned, CUP 2026-0203**, a conditional use permit request by Elden De Leon with White River Auto Care, LLC for an auto care business at the subject property.

PROJECT SUMMARY

Project Information	
Project Name	White River Auto Care
Site Location	325 W. 1700 S. Suite 5
Parcel ID	12-937-0002
Applicant	Elden De Leon
Property Owner	Hart LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	0.7 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Commercial	C-2 (Commercial)	General Commercial
East	Commercial	C-2 (Commercial)	General Commercial
South	Commercial	C-2 (Commercial)	General Commercial
West	Commercial	C-2 (Commercial)	General Commercial

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

White River Auto Care is seeking approval of a conditional use permit to operate in Suite 5 at the subject property. The property is in the C-2 Zone, in which a “automobile repair” is a conditional use.

The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or land uses, may be compatible only if certain conditions are required that mitigate the detrimental impacts. Staff has reviewed Chapter 11-4-5 “Conditional Use Permits” which lists the types of conditions that the Planning Commission may require to limit any potential negative impacts of the proposed use. Staff’s recommended conditions are listed under the conditions of approval section of this report.

CONDITIONAL USE PERMIT REVIEW

Floor Plan

The business will be located in Suite 5, which includes approximately 1,375 square feet of floor area. The space includes a shop area, breakroom, waiting area, and bathroom. The applicant doesn't anticipate the need for any remodeling.

Parking (Chapter 11-14)

Chapter 11-14 "Off Street Parking and Loading" outlines the parking development standard for properties located in the C-2 Zone. Less intensive commercial businesses require 0.75 spaces for each 1,000 square feet of gross floor area. The unit has dedicated parking spaces in excess of the two (2) minimum required spaces for the proposed use, with three (3) spaces in the front and additional parking near the rear garage.

Site Landscaping and Open Space

The landscaping was proposed and approved with the original development.

PUBLIC COMMENT

Public notice was placed on the property on February 23, 2026. No public comments have been received to date.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION	Staff Analysis
<p>CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:</p>	
<p>1) <i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i></p>	<p>The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.</p>
<p>2) <i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i></p>	<p>The proposed use will contribute to the general well-being of the community.</p>
<p>3) <i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to</i></p>	<p>The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.</p>

	<i>property or improvements in the vicinity; and</i>	
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	The proposed conditions are based upon ordinance standards.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by the Planning Division, Building Division, and the North Davis Fire District.

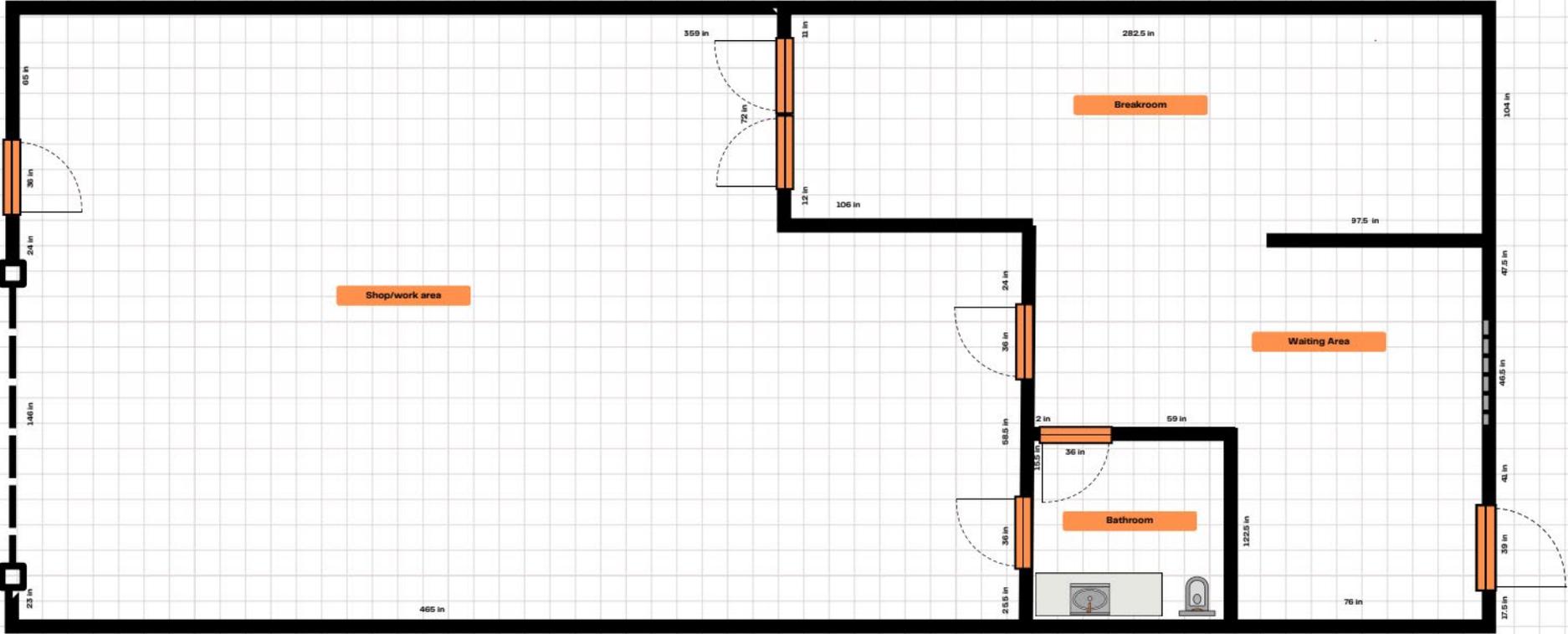
CONDITIONS OF APPROVAL

Based upon a review of the request and applicable ordinance standards, staff recommends that the Planning Commission approve the conditional use permit request subject to the following conditions.

- 1) No automotive repair services shall be conducted outside of the building.
- 2) The site shall be maintained in a neat and orderly manner and have no abandoned or leaking automotive parts except in a closed container for disposal.
- 3) No oil shall be discharged into any floor drains without an oil separator.
- 4) Damaged and inoperable vehicles shall not be stored outdoors.
- 5) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.
- 6) The applicant shall obtain a Clearfield City business license.
- 7) Any signs must meet Chapter 11-15 "Sign Regulations" standards. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.

ATTACHMENTS

1. Floor Plan



325 w 1700 s
Unit 5
Clearfield, UT 84015

White River Auto Care, LLC