



# 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 hearings have been scheduled to be heard by the Clearfield Planning Commission at 6:30 p.m. on Wednesday, September 2<sup>nd</sup>, 2026; and by the Clearfield City Council at 7:00 p.m. on Tuesday, September 22<sup>nd</sup>, 2026. The meetings will be held in the Council Chambers on the 3<sup>rd</sup> Floor of the City Municipal Center located at 55 South State Street, Clearfield, Utah 84015.

1. Public Hearing, Discussion, and Possible Action on **RZN 2026-0803**, a zoning map amendment request by Taylor Alvarez with Cole West to rezone approximately 2.6 acres of the subject property from M-1 (Manufacturing) to C-2 (Commercial), and approximately 5 acres of the subject property to R-3 (Residential). **Location:** 1000 East Antelope Drive (TIN: 12-074-0033). **Parcel Area:** 7.624 Acres. **(Legislative Matter)**

*The purpose of the rezone is to aid in future redevelopment of the site with a new commercial use on the corner and residential townhomes on the remainder of the site.*

2. Public Hearing, Discussion, and Possible Action on **ZTA 2026-0804**, a City initiated zoning text amendment to Title 11 of the Clearfield City Code for residential design and parking amendments. **(Legislative Matter)**

*The purpose of the amendments is to update the City's residential development regulations to comply with state law while maintaining reasonable local standards for residential development and parking regulations.*

3. Public Hearing, Discussion, and Possible Action on **ZTA 2026-0805**, a City initiated zoning text amendment to remove trailer sales as a permitted use in the T-C Zone (Town Mixed Commerce) and establish trailer sales as a conditional use in the M-1 Zone (Manufacturing). **(Legislative Matter)**

*The purpose of the amendment is to place trailer sales in the M-1 Zone, where its commercial and storage related activities are more compatible with the zones intended industrial use than the mixed-use character of Downtown Clearfield.*

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



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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 20<sup>th</sup> day of August 2026.

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.

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