



NEW AND UNLISTED BUSINESS USES

Clearfield City Code § 11-1-17

- *Determination For Uses Not Listed as Permitted or Conditional*
 - *Made by the Planning & Zoning Administrator*
- *Process*
 - *Comparison of the proposed use characteristics with those of the uses specifically listed in the Land Use Title*
 - *Determination made in writing*
 - *Notification to the applicant, city recorder, planning commission, city council*
- *Appeal*
 - *10 calendar days to appeal to the planning commission*

Utah Code § 10-20-507 (2025, 2026)

- *Classification of New and Unlisted Business Uses*
 - *Determination if a proposed business use aligns with an existing land use specified in a city's land use ordinance*
- *City Process Required*
 - *Clearfield's existing process not fully aligned with new State Code*
- *Summary of Amendments to Comply with State Code*
 - *If a use is determined to be a new or unlisted business use*
 - *Applicant to submit application for approval to the legislative body for review*
 - *Legislative body to determine to approve or deny within a timeframe established by ordinance*
 - *If approved, legislative body to designate zone(s) where approved*
 - *If denied, notify applicant in writing listing reasons*
 - *If denied, offer the applicant an opportunity to challenge through an administrative appeal process*