

CLEARFIELD CITY ORDINANCE 2026-17

AN ORDINANCE REZONING APPROXIMATELY 2.6 ACRES OF THE FRONTAGE OF THE PROPERTY LOCATED AT APPROXIMATELY 1000 EAST ANTELOPE DRIVE (12-074-0033) FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL); AND APPROXIMATELY 5 ACRES ON THE SOUTHERN SIDE OF THE SUBJECT PROPERTY TO R-3 (RESIDENTIAL) AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones approximately 2.6 acres of the frontage of the property located at approximately 1000 East Antelope Drive (12-074-0033) from M-1 (Manufacturing) to C-2 (Commercial); and approximately 5 acres on the southern side of the subject property to R-3 (Residential) 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 property located at approximately 1000 East Antelope Drive (12-074-0033); 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 2.6 acres of the frontage of the property located at approximately 1000 East Antelope Drive (12-074-0033) in Clearfield City, Davis County, Utah, will be changed from M-1 (Manufacturing) to C-2 (Commercial); and approximately 5 acres on the southern side of the subject property to R-3 (Residential) contingent upon the approval and execution of a development agreement.

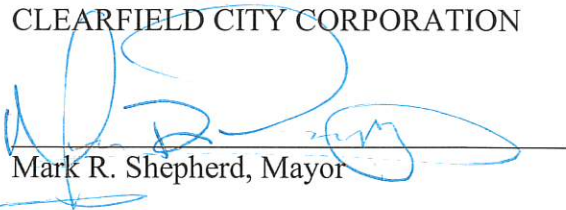
Section 2. Amendments to Zoning Map: The Clearfield City Zoning Map will be amended to reflect the changes in zoning outlined in Section 1 above contingent upon the approval and execution of a development agreement.

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

Dated this 22nd day of September, 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: Councilmember Peterson, Councilmember Wurth, Mayor Shepherd

NAY: Councilmember King, Councilmember Thompson