Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the following public hearings have been scheduled to be heard by the Clearfield Planning Commission at 7:00 p.m. on Wednesday, June 21, 2022; and by the Clearfield City Council at 7:00 p.m. on Tuesday, July 25, 2022. 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. All interested persons present will be given an opportunity to be heard.

1. Public Hearing, Discussion and Possible Action on **GPA 2023-0504,** a general plan amendment request by Steve Ruf on behalf of OZ Development, LLC to change the general plan designation of the subject property from Commercial to Residential. **Location:** 982 West 1600 South (TIN: 12-391-0010). **Project Area:** 0.78 Acres. **Staff:** Brad McIlrath, Senior Planner **(Legislative Action).**

   This general plan amendment would allow the subject properties to be rezoned to a residential zone that would allow the redevelopment of the property to residential use.

2. Public Hearing, Discussion and Possible Action on **RZN 2023-0504,** a zoning map amendment request by Steve Ruf on behalf of OZ Development. LLC to rezone the subject property from C-2 (Commercial) to R-3 (Residential). **Location:** 982 West 1600 South (TIN: 12-391-0010). **Project Area:** 0.78 Acres. **Staff:** Brad McIlrath, Senior Planner **(Legislative Action).**

   This rezone request to the R-3 (Residential) Zone is to allow the property to be redeveloped with townhomes.

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. Written comments not received prior to the date of the meeting, may not be able to be considered.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website – www.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 Brad McIlrath at Clearfield City, brad.mcilrath@clearfieldcity.org & 801-525-2784.

Dated this 9th day of June, 2023.

CLEARFIELD CITY CORPORATION
/s/Nancy R. Dean, City Recorder