



Community Development

Planning, Engineering, Building Inspections,
Customer Service, Code Compliance,
and CDBG Administration

NOTICE OF PUBLIC HEARING

Public Hearing Discussion and Possible Action on RZN 2020-010023, a request by Clearfield City to consider the rezone of parcels *from* C-2 & C-2 (Commercial), R-1-8, R-2, & R-3 (Residential), A-1 (Agricultural), CC (Commercial Corridor), TR (Town Residential), TC (Town Commerce), UC (Urban Commerce), UR (Urban Residential), CV (Civic) *to* R-1-8 (Residential), CC (Gateway Corridor Commerce), TR (Town Neighborhood Residential)TC (Town Mixed Commerce), UC (Urban Core Commerce), UR (Urban Mixed Residential), CV (Civic). The new zoning districts would be applied specifically to the corridor along State Route 126 (State and Main Street) from 800 North to 1000 South and on 700 South between the railroad and 1000 East. Additional properties located along 200 South, 500 East, Marilyn Drive, and 375 East have been included to be rezoned to TR (Town Neighborhood Commerce) as well. The implementation of these zones comes as a result of a recommendation from the Downtown Clearfield Small Area Plan adopted by the Clearfield City Council in March of 2017 as well as part of the Downtown Clearfield Form-Based Code that will be adopted by the Clearfield City Council on February 11, 2020.

Dear Neighbor:

An application and information for the rezones mentioned above are on file at the Clearfield City Customer Service Center located on the 1st Floor at 55 South State Street, Clearfield, Utah. The application may be reviewed, Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m., except legal holidays. The staff report for this project will be available for review prior to the following meetings in-person or on-line at the City's website www.clearfieldcity.org.

Information included in this notice can also be reviewed by accessing www.clearfieldcity.org/FBC

PLANNING COMMISSION

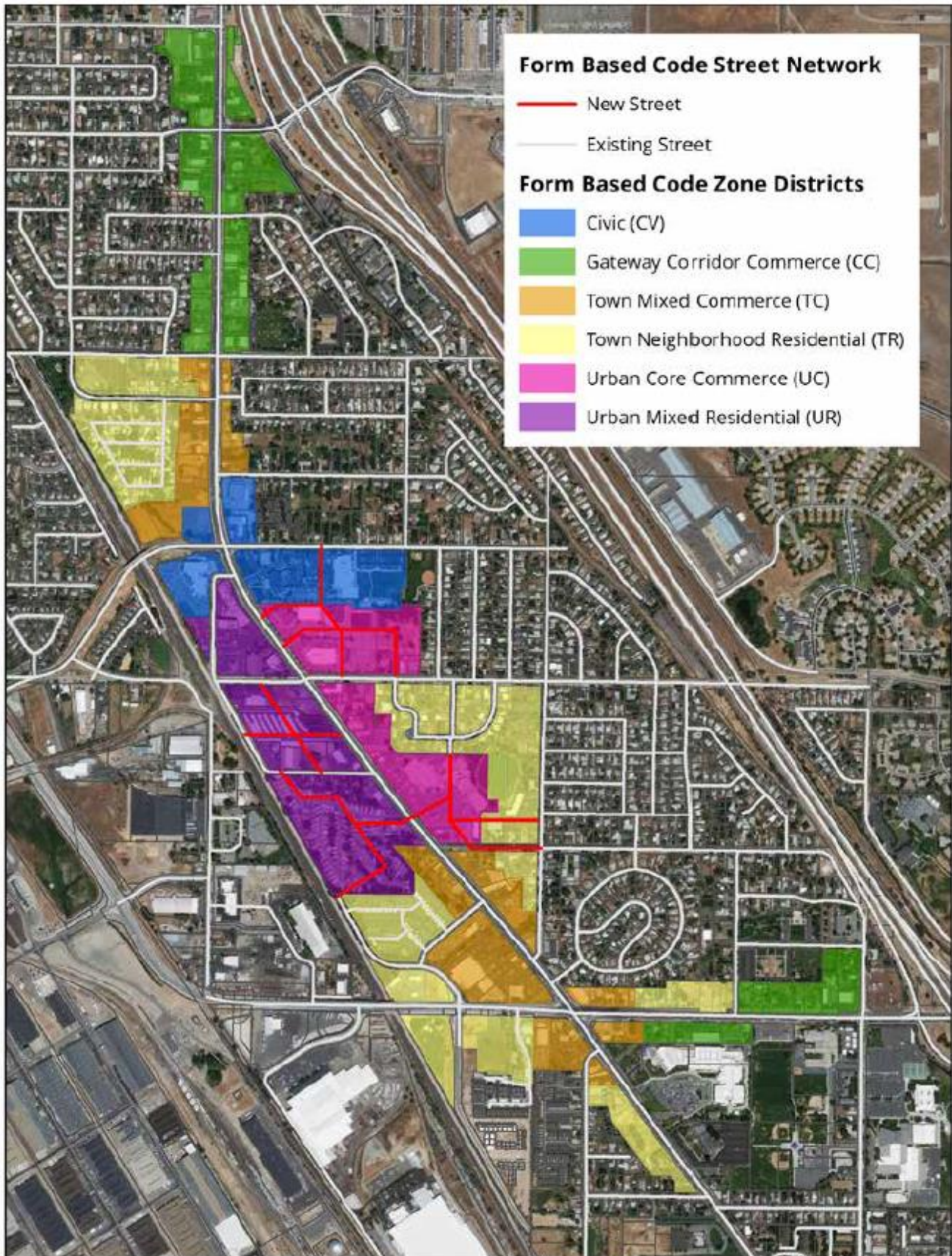
Date: Wednesday, **February 19, 2020**
Time: The meeting begins at **7:00 p.m.**
Location: Clearfield Municipal Center—Council Chambers, 3rd Floor
55 South State Street, Clearfield, UT

CITY COUNCIL

Date: Tuesday, **March 10, 2020**
Time: The meeting begins at **7:00 p.m.**
Location: Clearfield Municipal Center—Council Chambers, 3rd Floor
55 South State Street, Clearfield, UT

Interested persons may appear at the meeting to present oral comments, or may submit written comments, by mail to **Clearfield City, Community Development Department, 55 South State Street, Clearfield, UT 84015**. If written comments are not received prior to the date of the meeting, the Planning Commission may not consider them.

For further information please contact Community Development Department at (801) 525-2782 or the Senior Planner, Brad McIlrath at (801) 525-2784 or Brad.McIlrath@clearfieldcity.org



PLEASE SEE ATTACHED FOR PROPOSED PARCEL ZONE CHANGES

R-1-8 (Residential)

The following properties will be rezoned from current zoning designations of C-2 (Commercial), CC (Commercial Corridor), and TC (Town Commerce) to R-1-8 (Residential) to match the existing land use of the locations.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|-------------------|--------------------------|---------------------|
| 140900040 | 86 NORTH VILLA DR | C-2 (Commercial) | R-1-8 (Residential) |
| 140900002 | 85 NORTH VILLA DR | C-2 (Commercial) | R-1-8 (Residential) |
| 120170001 | 101 ROSS DR | CC (Commercial Corridor) | R-1-8 (Residential) |
| 120040014 | PO BOX 1157 | CC (Commercial Corridor) | R-1-8 (Residential) |
| 120170021 | 102 ROSS DR | T-C (Town Commerce) | R-1-8 (Residential) |

Gateway Corridor Commerce (CC)

The following locations will be rezoned from the current zoning designation (see below) to the Gateway Corridor Commerce (CC) zone designation. The Gateway Corridor Commerce is intended to provide consistent streetscape signaling the arrival into Downtown Clearfield, while allowing commercial building types and uses that are more oriented to automobile traffic as well as pedestrian access.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|----------------|--------------------|--------------------------------|
| 120040034 | 805 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040035 | 843 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040036 | 869 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040039 | 929 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040040 | 937 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040041 | 975 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040133 | 905 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040152 | | R-1-8 | Gateway Corridor Commerce (CC) |
| 120040154 | | R-1-8 | Gateway Corridor Commerce (CC) |
| 120040174 | 995 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040176 | 634 S 1000 E | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040177 | 620 S 1000 E | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040178 | 608 S 1000 E | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120040179 | 606 S 1000 E | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680009 | 726 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680010 | 712 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680023 | 670 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680024 | 688 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680024 | 688 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 120680024 | 688 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123600001 | 810 E HWY 193 | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880001 | 794 E 700 S | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880002 | | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880003 | 790 E 700 S | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880006 | 782 E 700 S | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880007 | 786 E 700 S | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 123880008 | | Town Commerce (TC) | Gateway Corridor Commerce (CC) |
| 127540003 | 772 E 700 S | Town Commerce (TC) | Gateway Corridor Commerce (CC) |

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|-----------|---------------|------------------|--------------------------------|
| 140710032 | 729 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710036 | 22 W 650 N | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710038 | 599 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710045 | 363 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710046 | 345 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710070 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710077 | 795 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710078 | 743 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710079 | 437 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710084 | 691 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710085 | 329 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710086 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710092 | 641 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710093 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710094 | 665 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140710095 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140900039 | 447 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940001 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940011 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940021 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940024 | 680 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940026 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940030 | 548 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940031 | 492 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940032 | 484 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940033 | 466 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940034 | 442 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940035 | 406 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940037 | 350 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940051 | 378 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940054 | 564 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940058 | 582 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940060 | 572 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940071 | 320 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940072 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940078 | 632 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940079 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940080 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 140940081 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 142550001 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 142550002 | | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 142550003 | 610 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 143230002 | 735 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 145190001 | 555 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 145300001 | 567 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |
| 145300002 | 585 N MAIN ST | C-2 (Commercial) | Gateway Corridor Commerce (CC) |

Civic (CV)

The following locations will be rezoned from the current zoning designation (see below) to the Civic (CV) zone designation. The Civic (CV) zone is intended to provide a civic and office space campus in the core of Downtown Clearfield.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|-----------------|-----------------------|---------------|
| 127600001 | 210 E CENTER ST | C-2 (Commercial) | Civic (CV) |
| 120010121 | 98 N MAIN ST | Town Residential (TR) | Civic (CV) |
| 120010191 | | Town Residential (TR) | Civic (CV) |
| 120010192 | 20 N MAIN ST | Town Residential (TR) | Civic (CV) |

Town Neighborhood Residential (TR)

The following locations will be rezoned from the current zoning designation (see below) to the Town Neighborhood Residential (TR) zone designation. The Town Neighborhood is intended to primarily be a residential area on the edges of Downtown Clearfield, providing a transition to surrounding residential neighborhoods. A mix of building types will provide opportunities for small-scale retail, office, or mixed use that can be integrated into the neighborhoods.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|--------------------|--------------------------|------------------------------------|
| 120030046 | 284 E 200 S | Commercial Corridor (CC) | Town Neighborhood Residential (TR) |
| 120030054 | 524 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030061 | 338 E 200 S UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120030062 | 348 E 200 S UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120030064 | 310 S 500 E | Plaza (PL) | Town Neighborhood Residential (TR) |
| 120030070 | 490 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030072 | 514 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030073 | 536 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030125 | 446 E 450 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030134 | 304 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030135 | 458 E 450 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030144 | 320 E 200 S | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120030145 | 488 E 450 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030146 | 480 S 500 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120030172 | 270 E 200 S | Commercial Corridor (CC) | Town Neighborhood Residential (TR) |
| 120030212 | 315 E 700 S | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120030214 | | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120030220 | | Plaza (PL) | Town Neighborhood Residential (TR) |
| 120030254 | 325 E 700 S | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120030256 | | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120040018 | 657 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040019 | 671 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040021 | 709 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040022 | 717 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040030 | 765 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040031 | 777 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040032 | 783 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040130 | 725 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040163 | 699 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120040184 | | Town Commerce (TC) | Town Neighborhood Residential (TR) |

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|-----------|----------------------|---------------------|------------------------------------|
| 120100001 | 431 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100002 | 406 E 200 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100011 | 396 E 200 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100012 | 211 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100013 | 208 S 375 E | R-2 (Residential) | Town Neighborhood Residential (TR) |
| 120100014 | 354 E 200 S | R-2 (Residential) | Town Neighborhood Residential (TR) |
| 120100015 | 214 S 375 E | R-2 (Residential) | Town Neighborhood Residential (TR) |
| 120100016 | 222 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100017 | 230 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100018 | 240 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100019 | 363 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100020 | 355 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100021 | 283 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100022 | 275 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100023 | 271 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100024 | 265 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100025 | 261 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100026 | 255 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100027 | 258 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100028 | 264 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100029 | 278 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100030 | 286 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100031 | 290 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100032 | 296 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100033 | 308 E 425 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100038 | 386 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100039 | 392 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100040 | 396 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100042 | 404 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100044 | 412 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100045 | 418 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100046 | 422 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120100050 | 432 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110003 | 423 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110004 | 417 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110005 | 405 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110006 | 397 E MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110007 | 241 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110008 | 231 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110009 | 223 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110010 | 217 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110011 | 223 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110034 | 324 E MARILYAN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110035 | 336 E 425 S | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110036 | 272 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120110037 | 273 S 375 E | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200004 | 36 W 250 N | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120200005 | 40 W 250 N | C-2 (Commercial) | Town Neighborhood Residential (TR) |

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|-----------|-------------------------|--------------------------------------|------------------------------------|
| 120200007 | 49 W 300 N | C-2 (Commercial) | Town Neighborhood Residential (TR) |
| 120200008 | 65 W 300 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200009 | 76 W 250 N | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200010 | 54 W 250 N UNIT 3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200011 | 105 W 300 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200039 | 85 W 300 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200040 | 75 W 300 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200041 | 95 W 300 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200042 | 137 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200043 | 153 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200044 | 191 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200045 | 165 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200046 | 177 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200065 | 275 N 200 W | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200066 | | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200067 | 104 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200068 | 96 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200069 | 86 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200070 | 117 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200071 | 105 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200072 | 97 W 250 N UNIT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120200090 | 59 W 250 N | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 120200160 | 75 W 250 N UNIT 1A | R-M (Residential) | Town Neighborhood Residential (TR) |
| 120200161 | 75 W 250 N TRLR 103A | R-M (Residential) | Town Neighborhood Residential (TR) |
| 120660110 | 466 E HWY 193 | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 120660119 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 120660139 | 360 E 700 S | R-3 (Residential)/A-1 (Agricultural) | Town Neighborhood Residential (TR) |
| 120690021 | 845 S 550 E | R-2 (Residential) | Town Neighborhood Residential (TR) |
| 120700025 | 970 S STATE ST | C-1 (Commercial) | Town Neighborhood Residential (TR) |
| 122850055 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122920001 | 488 E 200 S APT 1 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122920002 | 488 E 200 S APT 2 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122920003 | 488 E 200 S APT 3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122920004 | 488 E 200 S APT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122920005 | 248 S 500 E | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122930005 | 488 E 200 S APT 5 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122930006 | 488 E 200 S APT 6 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122930007 | 488 E 200 S APT 7 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122930008 | 488 E 200 S APT 8 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122930009 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122940001 | 248 S 500 E APT 1 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122940002 | 248 S 500 E APT 2 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122940003 | 248 S 500 E APT 3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122940004 | 248 S 500 E APT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122940005 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122950005 | 248 S 500 E APT 5 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122950006 | 248 S 500 E APT 6 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122950007 | 248 S 500 E APT 7 | R-3 (Residential) | Town Neighborhood Residential (TR) |

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| 122950008 | 248 S 500 E APT 8 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122950009 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122990001 | 268 S 500 E APT 1 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122990002 | 268 S 500 E APT 2 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122990003 | 268 S 500 E APT 3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122990004 | 268 S 500 E APT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 122990005 | 268 S 500 E | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123000005 | 268 S 500 E APT 5 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123000006 | 268 S 500 E APT 6 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123000007 | 268 S 500 E APT 7 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123000008 | 268 S 500 E APT 8 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123000009 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123140246 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200001 | 490 E 700 S UNIT A3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200002 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200003 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200004 | 490 E 700 S UNIT A6 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200005 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200006 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200007 | 490 E 700 S UNIT A9 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200008 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200009 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200010 | 490 E 700 S UNIT A12 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200011 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200012 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123200014 | 490 E 700 S UNIT POOL | R-3 (Residential)/Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 123540001 | 288 S 500 E APT 1 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123540002 | 288 S 500 E APT 2 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123540003 | 288 S 500 E APT 3 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123540004 | 288 S 500 E APT 4 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123540005 | 288 S 500 E | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550001 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550005 | 288 S 500 E APT 5 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550006 | 288 S 500 E APT 6 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550007 | 288 S 500 E APT 7 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550008 | 288 S 500 E APT 8 | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 123550009 | | R-3 (Residential) | Town Neighborhood Residential (TR) |
| 128400003 | 254 S MARILYN DR | R-1-8 (Residential) | Town Neighborhood Residential (TR) |
| 150110001 | | Town Commerce (TC) | Town Neighborhood Residential (TR) |
| 150110003 | | Town Commerce (TC) | Town Neighborhood Residential (TR) |

Town Mixed Commerce (TC)

The following locations will be rezoned from the current zoning designation (see below) to the Town Mixed Commerce (TC) zone designation. The Town Mixed Commerce is intended to provide a transition in building types and scale on the edges of Downtown with a mix of uses, including retail and residential. Allowed building types will vary based on which type of street they face. Townhouse buildings will generally be allowed only when facing side streets.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|----------------------------|--------------------------|--------------------------|
| 120010002 | 140 N MAIN ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120010003 | 116 N MAIN ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120010212 | 172 N MAIN ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030021 | 510 S STATE ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030035 | 525 S STATE ST UNIT 1 | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120030067 | 520 S STATE ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030124 | 430 E 450 S | R-1-8 (Residential) | Town Mixed Commerce (TC) |
| 120030126 | | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120030127 | 545 S STATE ST | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120030148 | | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120030174 | 452 S STATE ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030194 | | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030196 | 532 S STATE ST REAR 1/2 | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120030200 | 499 S STATE ST | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120030201 | 465 S STATE ST | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 120050002 | 270 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120050043 | 12 E 250 N | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200002 | 257 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200003 | | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200012 | 245 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200013 | 37 W 250 N | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200038 | 251 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200048 | 225 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200074 | 133 N MAIN ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120200095 | 185 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200139 | 293 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120200140 | | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 120670042 | 800 S STATE ST UNIT 2 | Town Residential (TR) | Town Mixed Commerce (TC) |
| 120670153 | 800 S STATE ST UNIT 4 | Town Residential (TR) | Town Mixed Commerce (TC) |
| 126300003 | 780 S STATE ST | Town Residential (TR) | Town Mixed Commerce (TC) |
| 126820104 | 196 N MAIN ST | C-2 (Commercial) | Town Mixed Commerce (TC) |
| 128490001 | 591 S STATE ST | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 128490002 | 595 S STATE ST | Commercial Corridor (CC) | Town Mixed Commerce (TC) |
| 129300001 | | Town Residential (TR) | Town Mixed Commerce (TC) |
| 129300002 | | Town Residential (TR) | Town Mixed Commerce (TC) |
| 129300004 | | Town Residential (TR) | Town Mixed Commerce (TC) |
| 129300005 | | Town Residential (TR) | Town Mixed Commerce (TC) |

Urban Mixed Residential (UR)

The following locations will be rezoned from the current zoning designation (see below) to the Urban Mixed Residential (UR) zone designation. The Urban Mixed Residential is intended to activate the core of Downtown and provide a concentrated population base through primarily residential buildings along with mixed-use and office buildings.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|-----------|--------------------------|--------------------------|------------------------------|
| 120030173 | 49 E 200 S | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120010107 | 120 S STATE ST UNIT C | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120010110 | 120 S STATE ST UNIT D | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120010132 | 180 S STATE ST | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120010161 | 150 S STATE ST UNIT F | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120010171 | | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120010206 | 22 E 200 S | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030001 | 214 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030003 | 260 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030004 | 272 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030006 | 180 E AMERICAN LEGION DR | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030007 | 157 E AMERICAN LEGION DR | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030008 | 147 E AMERICAN LEGION DR | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030027 | 228 E AMERICAN LEGION DR | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030028 | 216 E AMERICAN LEGION DR | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030076 | 150 E AMERICAN LEGION DR | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030084 | 230 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030085 | 246 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030107 | 204 E AMERICAN LEGION DR | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030108 | 442 S STATE ST UNIT 171 | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120030159 | 345 S DEPOT ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030165 | | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030166 | 280 S STATE ST | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030221 | 137 E AMERICAN LEGION DR | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120030275 | | Commercial Corridor (CC) | Urban Mixed Residential (UR) |
| 120200033 | 110 S DEPOT ST | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120200034 | 160 S DEPOT ST | Town Residential (TR) | Urban Mixed Residential (UR) |
| 120200047 | 140 S MAIN ST | Town Residential (TR) | Urban Mixed Residential (UR) |
| 129080101 | 70 S STATE ST | Town Residential (TR) | Urban Mixed Residential (UR) |

Urban Core Commerce (UC)

The following locations will be rezoned from the current zoning designation (see below) to the Urban Core Commerce (UC) zone designation. The Urban Core Commerce is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed building types will vary based on the type of street they face. Multi-family buildings will only be allowed as part of a mixed-use project and on secondary streets.

| Parcel ID | Parcel Address | Current Zone | Proposed Zone |
|------------------|-----------------------|--------------------------|--------------------------|
| 120010048 | 331 E 200 S | Town Residential (TR) | Urban Core Commerce (UC) |
| 120010073 | 321 E 200 S | Town Residential (TR) | Urban Core Commerce (UC) |
| 120010186 | | Town Residential (TR) | Urban Core Commerce (UC) |
| 120010188 | 239 E 200 S | Town Commerce (TC) | Urban Core Commerce (UC) |
| 120010189 | 295 E 200 S | Town Residential (TR) | Urban Core Commerce (UC) |
| 120030042 | 246 E 200 S | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030049 | 279 S STATE ST | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030170 | 267 S STATE ST | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030195 | 254 E 200 S | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030288 | 255 S STATE ST | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030289 | 210 E 200 S | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030290 | 233 S STATE ST | Commercial Corridor (CC) | Urban Core Commerce (UC) |
| 120030291 | 220 E 200 S | Commercial Corridor (CC) | Urban Core Commerce (UC) |

All locations shown on this notice are based on current Davis County Records. For further information please visit www.clearfieldcity.org/FBC or contact the Community Development Department at (801) 525-2701 or the Senior Planner, Brad McIlrath at (801) 525-2784 or brad.mcilrath@clearfieldcity.org.