



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, July 19, 2023; and by the Clearfield City Council at 7:00 p.m. on Tuesday, August 22, 2023. 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 2023-0606**, a general plan amendment request by Dean Hoffman on behalf of Alpine Church with to change the land use designation of the subject property rear from Manufacturing to Commercial. **Location:** 690 West 1700 South (TIN: 12-297-0005). **Project Area:** 4.21 Acres. **Staff:** Tyson Stoddard, Planner (**Legislative Action**).

This general plan amendment would allow the subject properties to be rezoned to a commercial zone which would allow for the use of a church.

2. Public Hearing, Discussion and Possible Action on **RZN 2023-0606**, a zoning map amendment request by Dean Hoffman on behalf of Alpine Church to rezone the subject properties from M-1 (Manufacturing) to C-2 (Commercial). **Location:** 670 & 690 West 1700 South (TIN: 12-297-0005, 12-297-0004, & 12-065-0158). **Project Area:** 5.95 Acres. **Staff:** Tyson Stoddard, Planner (**Legislative Action**).

This rezone request to the C-2 (Commercial) Zone would allow the applicant to convert the existing structure into a church and further develop the site with a new parking lot and landscaping.

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 Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org, or 801-525-2718.

Dated this 6th day of July, 2023.

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