



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a meeting at **6:30 P.M., Wednesday, April 23rd, 2025**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - None

DECISION ITEMS

Public Hearings:

1. Public Hearing, Discussion and Possible Action on **DA 2025-0401** for an amendment to the Wilcox Farms Subdivision Development Agreement to adjust open space amenities and layouts, porch encroachments, and private street corner setbacks. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single Family Subdivision. **Zone:** R-3 (Residential). **Staff:** Tyson Stoddard, Planner (**Legislative Matter**).

DISCUSSION ITEMS

1. Staff Discussion
 - General Plan DRAFT
2. Staff Communications

*****PLANNING COMMISSION MEETING ADJOURNED*****

Dated this 18th day of April 2025.

/s/Tyson Stoddard, Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - 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 & 801-525-2718.



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner
tyson.stoddard@clearfieldcity.org
801-525-2718

MEETING DATE: Wednesday, April 23rd, 2025

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2025-0401** for an amendment to the Wilcox Farms Subdivision Development Agreement to adjust open space amenities and layouts, porch encroachments, and private street corner setbacks. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single Family Subdivision. **Zone:** R-3 (Residential). **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL with modifications to the proposed amendment as identified by staff** to the Clearfield City Council for **DA 2025-0401**, an amendment to the Wilcox Farms Subdivision Development Agreement to adjust open space amenities and layouts, porch encroachments, and private street corner setbacks.

This recommendation is based upon the findings and discussion of the staff report. As the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission may move to:

1. **Recommend approval of DA 2025-0401**, to the Clearfield City Council.
2. **Recommend denial of DA 2025-0401**, to the Clearfield City Council.
3. **Recommend approval of DA 2025-0401 with modifications identified by Staff**, to the Clearfield City Council.
4. **Table DA 2025-0401**, to request additional time to consider the request.

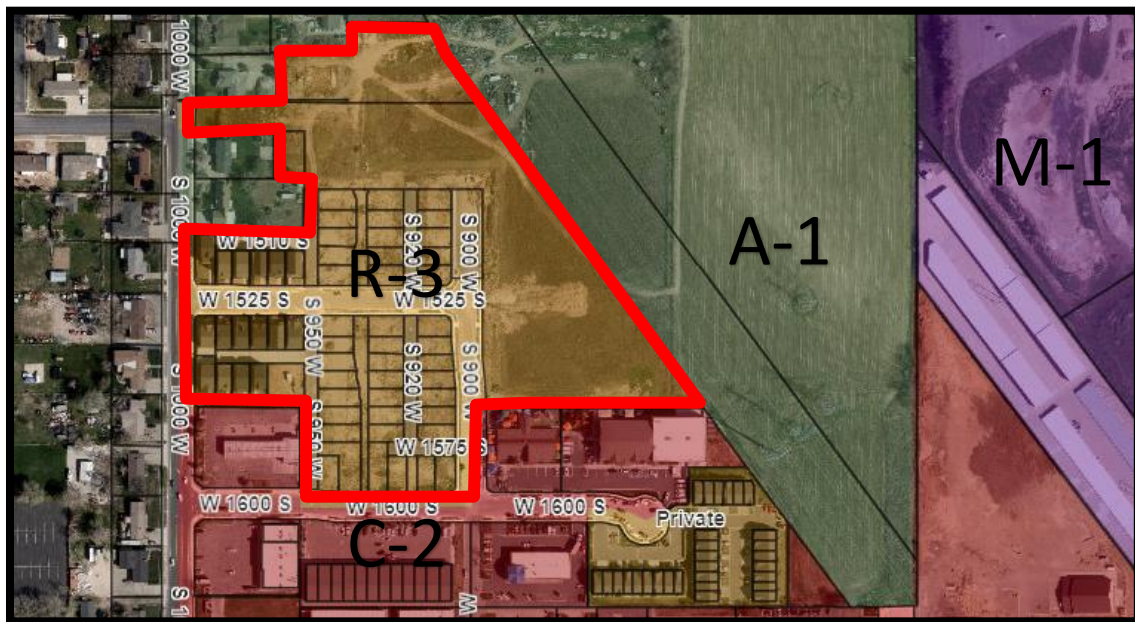
The Planning Commission may also make a recommendation other than those listed above, such as a recommendation of approval with additional modifications not identified by staff.

PROJECT SUMMARY

Project Information	
Project Name	Wilcox Farms Subdivision
Site Location	Approximately 1550 South 1000 West
Tax ID Numbers	Multiple
Applicant	Destination Homes
Owner	LHM DEV WLX LLC
Proposed Actions	Amendment to existing Development Agreement
Current Zoning	R-3 (Residential)
Project Details	101-Lot Subdivision

Surrounding Uses:	Properties and	Current Zoning District	General Plan Land Use Classification
North	Residential	A-1 (Agricultural)	Commercial
East	Agriculture	A-1 (Agricultural)	Manufacturing
South	Commercial	C-2 (Commercial)	Commercial
West	Residential	N/A (Syracuse City)	N/A (Syracuse City)

Aerial Image & Zoning



BACKGROUND

In 2022, the applicant, Destination Homes, entered into a development agreement with Clearfield City for the development of a 101-lot single-family subdivision. Homes are currently being built for phase one of the project, but progress and home sales have been slow, with a number of lots still remaining to be built with houses. These conditions have led Destination Homes to explore options to accelerate construction and move towards the completion of the entire project. Destination Homes is now seeking to partner with a national home builder, in an arrangement where Destination Homes would remain as the developer ultimately responsible for all horizontal improvements such as roads, sidewalks, and common open space. The national home builder would be purchasing the remaining lots in phase one and have responsibility for home construction and on-lot landscaping. This may also lead to the national home builder purchasing the lots in phase two.

Amendment Request

The applicant is requesting an amendment to the Development Agreement to adjust open space amenities and layouts, porch encroachments, and private street corner setbacks. A summary of the requested amendments and staff's review of the request is provided below.

Architectural Considerations

Any amendments to the Wilcox Farms Development Agreement should be seriously contemplated with proper consideration of the context and intent of the original agreement. The Wilcox Farms Development Agreement includes a Pattern Book with key principles to employ in order to create a unique, desirable, and memorable neighborhood. One of the sections of the Pattern Book is for architectural standards that support neighborly houses inspired by their context. The unique situation of the Developer partnering with another home builder to complete the project inevitably will bring new building plans and home designs, different from the eighteen (18) homes that have already been built by Destination Homes. These circumstances may necessitate a new provision to the agreement to give the City the assurance that the new home designs meet the intent and architectural standards of the agreement, and that the new homes will be successfully integrated with the homes already built. Staff recommends that the Developer draft the additional provision so that it can be ready for review at a work session with the City Council on May 6, 2025. Staff also recommends that the amendments include updated drawings to the page titled "Section B Neighborhood Standards" of the pattern book, showing a new typical architecture image, as well as an updated image for homes fronting 1000 West to reflect the intent of the new home builder.

Recitals

The applicant is proposing an amendment to the ninth Recital of the original agreement. The proposed amendment language is included as an attachment to this report. Staff has reviewed the language and is proposing minor edits for grammar and to accurately reflect the City's updated process for Final Subdivision Plat approval.

Landscaping, Open Space Layouts, and Amenities

- Open Space Landscape Plan Sheet 1: Instead of providing a trellis structure and a sidewalk going through the common open space, the applicant is proposing two (2) picnic tables

(one covered by a pavilion) and three (3) benches around the perimeter of the lawn area. The number of trees in the open space is being reduced from nine (9) to five (5). The type of trees proposed have changed from a smaller Crabapple variety to a larger Catalpa tree. A moderate reduction in tree and shrub quantities is also being proposed.

- Open Space Landscape Plan Sheet 2: The type of trees proposed have changed from a smaller Hawthorn variety to a larger Catalpa tree and Honey Locust variety.
- Open Space Landscape Plan Sheet 3: The lawn areas in the common paseo between the homes is proposed to be replaced with a variety of trees, shrubs, and perennials. Lawn areas will instead be provided on the private lots. A moderate reduction in tree and shrub quantities for the park strip areas is also being proposed.
- Open Space Landscape Plan Sheet 4: A moderate reduction in tree and shrub quantities for park strips and common areas is being proposed.
- Open Space Landscape Plan Sheet 5: The lawn areas in the common paseo between the homes are proposed to be replaced with a variety of trees, shrubs, and perennials. Lawn areas will instead be provided on the private lots. A moderate reduction in tree and shrub quantities for park strip areas and other common areas is also being proposed.
- Open Space Landscape Plan Sheet 6: The proposed picnic shelter was planned for the area above a below ground stormwater storage system. The picnic shelter structure was large enough to not allow for construction above the storage system. The applicant is now requesting a new layout that maximizes the space for active recreation. The playground is proposed to be moved to the southeast corner of the site, with trees, picnic tables (covered by pavilions), and benches around the perimeter of the open space. A large lawn will be installed to allow for an active recreation amenity. Additional plantings are proposed along an alley which previously wasn't planned for landscaping. A moderate reduction to tree and shrub quantities for other park strips and open spaces is also proposed.
- Open Space Landscape Plan Sheet 7: Instead of providing a hammock trellis, the applicant is proposing a different tree variety and spacing to allow for the hanging of hammocks from the trees in the open space. The types of trees proposed are large trees that will be able to serve the purpose, although it will take a few years before hanging hammocks is an option. The applicant is proposing the installation of posts near the trees that will allow for the attachment of hammocks. Additional plantings are proposed along the alley that weren't in the original agreement.
- Design Specifications Sheets: Two (2) sheets have been added to the Open Space and Landscape Plan to show specifications for pavilions that are planned to cover one (1) of the picnic tables shown on 'Sheet 1' and both picnic tables shown on 'Sheet 6'. The applicant has also submitted photos via email of posts that will be installed for the hammocks. Staff recommends another specification sheet be added to the plans for the hammock posts. Staff also recommends that the sheets are updated to show which picnic tables will be covered by the pavilions.

Corner Side Setback Requirements (Private Streets & Alleys Only)

This development includes a mix of public and private streets as well as alleys. The applicant is proposing that the 10' corner setback requirement remain in effect where the side yard is adjacent to a public street, while reducing the corner side setback requirement to 5' where the side yard is adjacent to a private street or alley.

Porch Encroachments

The applicant is proposing to increase the porch encroachment standards of the agreement from two feet (2') to four feet (4'). This would allow the front porches to encroach an additional two feet (2') into the required front yard area. This amendment is consistent with encroachment standards in all Clearfield City residential zoning districts.

PUBLIC NOTICE AND PUBLIC HEARING REQUIREMENTS

Similar to a zoning text amendment, a development agreement changes the standards for a specific development and therefore should be subject to the same level of public participation and public process as an ordinance amendment. A public hearing must be held with the Planning Commission and with the City Council as part of the review and approval process of the amendment.

Notice has been provided on site as well as circulated in accordance with public noticing requirements. Staff has received two phone calls related to the public notice sign. The conversations were informational in nature without a strong expression for or against the request.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL with modifications to the proposed amendment as identified by staff** to the Clearfield City Council for **DA 2025-0401**, an amendment to the Wilcox Farms Subdivision Development Agreement to adjust open space amenities and layouts, porch encroachments, and private street corner setbacks. This recommendation is based upon the following findings:

1. Development activity and the building of homes at the project has stalled, and solutions can be explored through the development agreement process to help the project move forward.
2. Amendments to the agreement should also give the City the assurance that new home designs meet the intent and architectural standards of the agreement, and that new homes will be successfully integrated with the homes already built. Staff is proposing modifications to the requested amendments so the applicant can demonstrate that the intent of the original agreement will be met and that the City will have the opportunity to fully evaluate the request.

ATTACHMENTS

1. DRAFT Development Agreement Amendment
2. Amended Exhibit C
3. Amended Exhibit D

**WHEN RECORDED,
RETURN TO:**

c/o Destination Construction, LLC
9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames

Tax ID Nos.: 12-065-0005, 12-065-0096, 12-065-0091, 12-391-0011, 12-391-0012 and 12-391-002

**AMENDMENT TO
DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
LHM DEV WLX, LLC**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered as of this _____ day of _____, 2025 (the “**Effective Date**”), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the “**City**”), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC (“**Developer**”). City and Developer are hereinafter sometimes referred to individually as a “**Party**”, and collectively, as the “**Parties**”.

RECITALS

WHEREAS, Discovery Development, LLC, a Utah limited liability company (“**Discovery Development**”) and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry Number 3477617, Book 8012, Page 344-387 in the Official Records of Davis County, Utah (the “**Development Agreement**”); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company, succeeded to all of Discovery Development’s rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah, as more particularly described in the Development Agreement (the “**Properties**”); and

WHEREAS, the Parties now desire to amend the Development Agreement, on the terms and conditions more particularly set forth herein; and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Amendment to Recitals.** The ninth Recital in the Development Agreement is hereby deleted in its entirety and is hereby replaced with the following:

“WHEREAS, Developer desires to develop the Properties according to the Wilcox Farms Subdivision Plat and Improvement Drawings in the R-3 zone as approved, in two Phases indicated on the Plans dated August 11, 2021, as well as incorporating any changes thereto as set forth in the final subdivision plat to be recorded with the Davis County Recorder’s Office, which an overall project plat and acreage exhibit is attached hereto as Exhibit “B” (the “**Final Plat/Acreage Exhibit**”). Completion of each Phase of the development shall be no later than twenty-four (24) months after Final Plat approval~~ed~~ by the City~~-Council~~. For clarification, the term development in the preceding sentence is limited to so-called horizontal improvements (i.e., specifically excludes Residential Units (defined below) or on lot landscaping).”

3. **Amendment to Article III(R).** Developer’s Notice address as set forth in Article III(R) is hereby deleted and is hereby replaced with the following:

“If to the Developer: LHM DEV WLX, LLC
9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames”

4. **Partial Amendment to Exhibit “C”**. The page entitled “Master Plan Scripting” found on Exhibit “C”, “Pattern Book” attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit “C-1”, “Master Plan Scripting”, attached hereto and incorporated herein.

5. **Amendment to Exhibit “D”**. Exhibit “D” attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit “D-1”, attached hereto and incorporated herein.

6. **Full Force and Effect**. Except to the limited extent expressly amended by this Amendment, the Development Agreement shall remain and continue in full force and effect in accordance with its terms.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Developer and City have executed this Amendment effective as of the Effective Date.

CLEARFIELD CITY CORPORATION,
a Utah municipal corporation

By: _____
Name: _____
Its: _____

LHM DEV WLX, LLC,
a Utah limited liability company

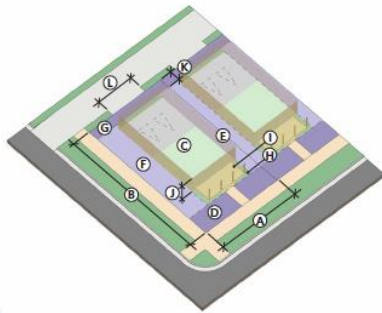
By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name: _____
Its: _____

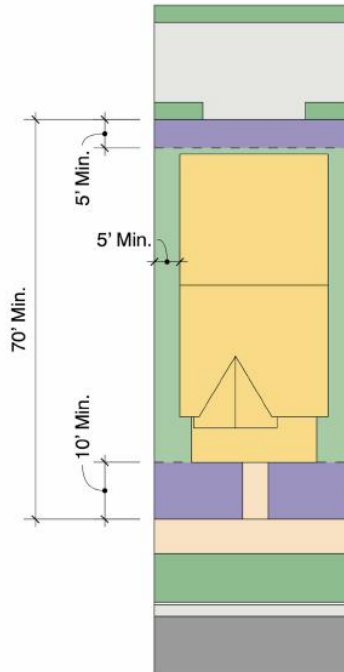
APPROVED AS TO LEGAL FORM:

By: _____
Name: _____
Its: _____

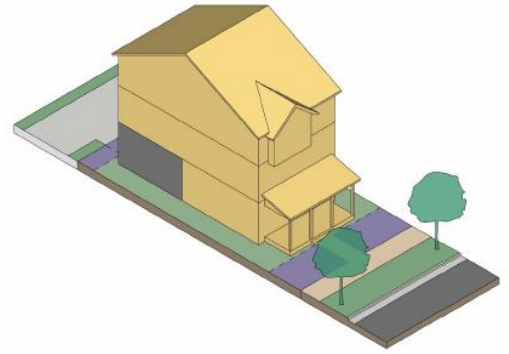


Typical Lot Size		
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
Setbacks		
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min. — 7 ft. max.
Facade Zone		
H		10 ft.
Porch Encroachments		
I		4 ft.
Height		
J		2 – 3 stories
Garage Setback		
K		5 ft. min.
Maximum Driveway Approach Cut Width		
L		20 ft.
Above Ground Livable Area		
		1,100 sf min.

* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alley's will have typical side setback of 5 ft.



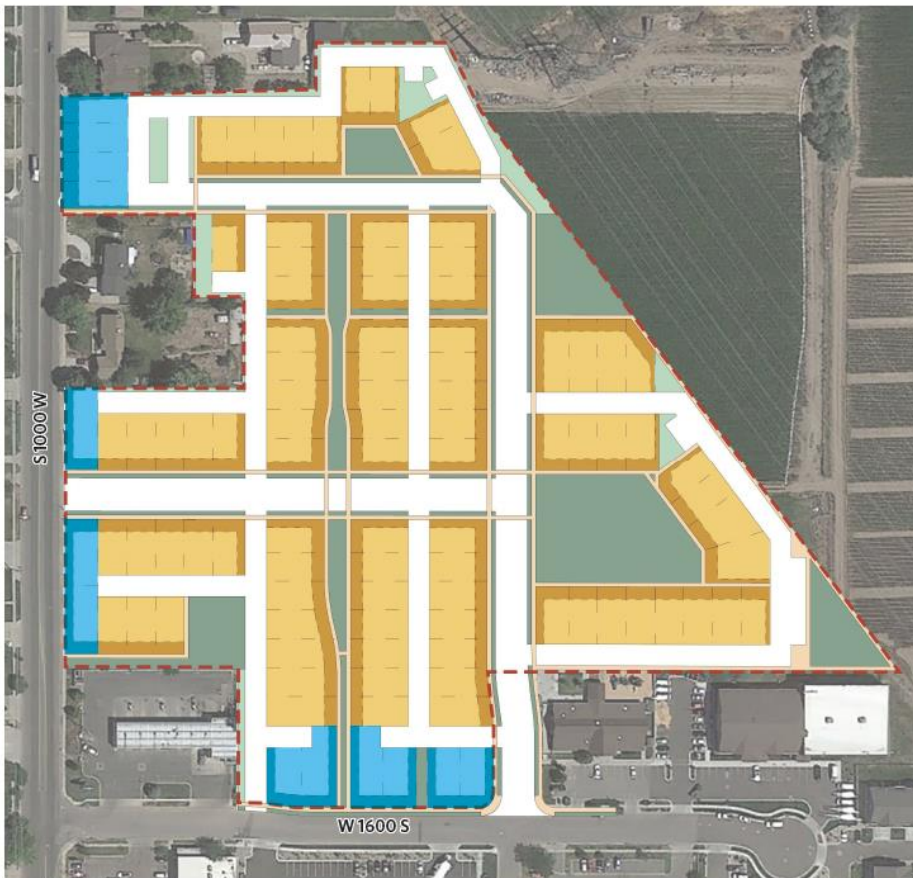
FRONT & REAR SETBACKS



Building Placement Example

BUILDING PLACEMENT GUIDELINES

WILCOX SITE MASTER PLAN / CLEARFIELD, UTAH / APRIL 2021



Illustrative Plan: 1" = 120'

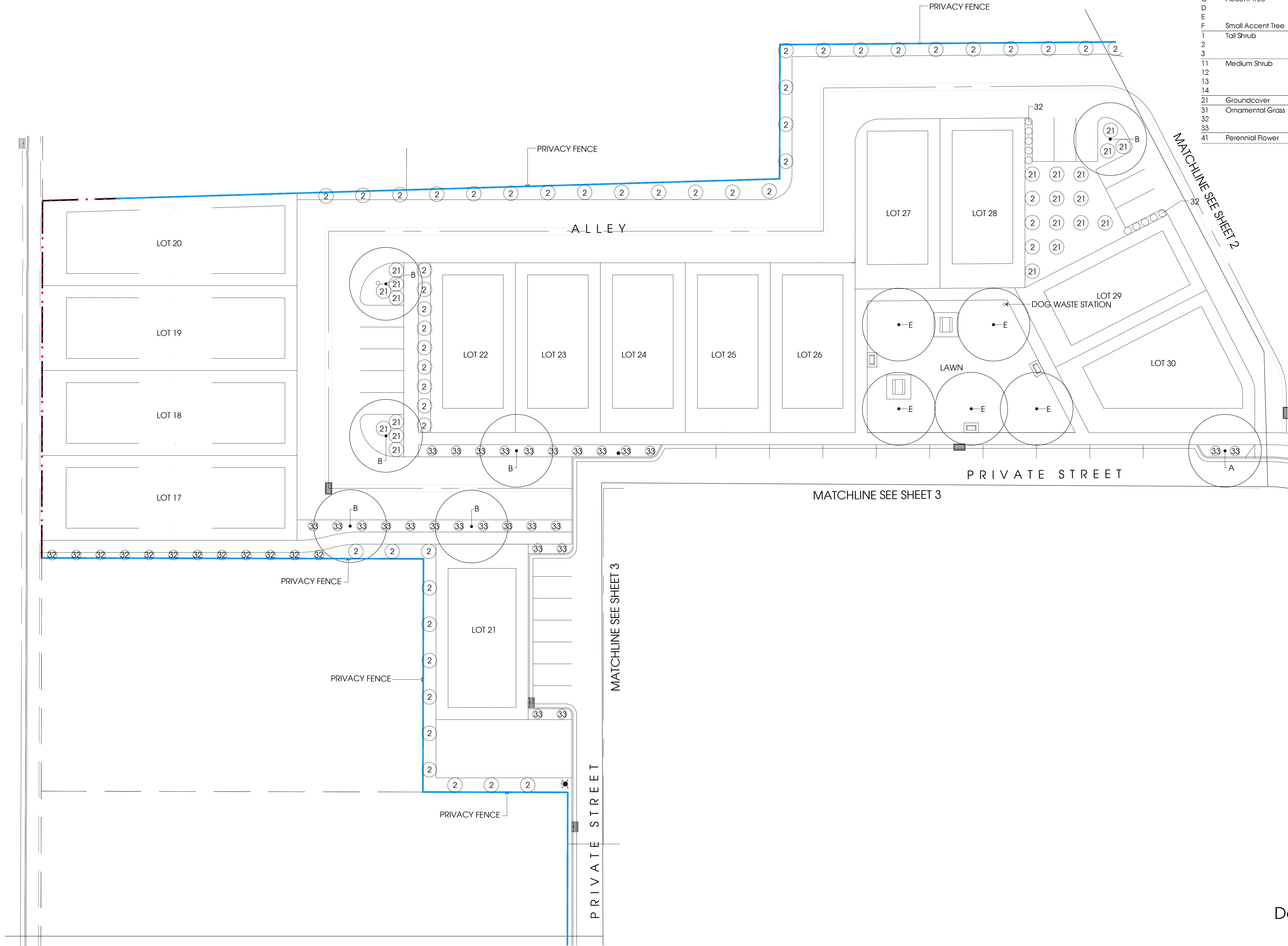
PLAN SCRIPTING

Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

PROJECT BOUNDARY
REQUIRED TWO STORY ELEVATION LOCATION

MASTER PLAN SCRIPTING

1000 WEST



Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

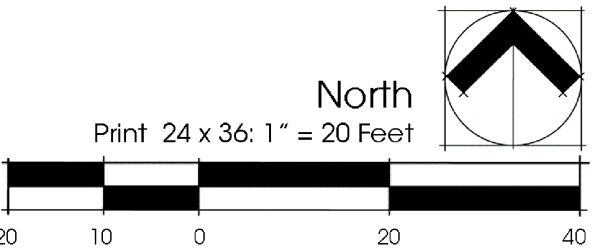
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l. 'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
1	Tall Shrub	Ribes aureum	Golden Currant	2 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	2 gal.	
11	Medium Shrub	Cornus s. 'Alleman's Compact'	Alleman's Compact Dogwood	2 gal.	
12		Buddleia davidii 'Guineverre'	Butterfly Bush	2 gal.	
13		Spirea x. cinerica 'Gretschheim'	Gretschheim Spirea	2 gal.	
14		Spirea betulifolia 'Tor'	Birchleaf Spirea	2 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal.	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
- Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds. In areas where there are no shrubs shown (such as the spaces between houses), these should still receive mulch.
- Along the 6 ft. wide walk in the paseo, there is a border of gravel shown. This is to be a minimum 12 inches on each side of the walk, but should be a random width to as much as 24" wide. This gravel is to be ¾" crushed rock installed to a depth of three inches (4").
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- Street trees are to be installed per this plan as part of this work. When utilities are encountered that are not shown on these plans, adjustments to tree locations may be necessary.
- The park strips adjacent to open spaces are a part of this work. Those adjacent to lots are to be planted and irrigated with the lot development, possibly under a separate contract.
- All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.

Fencing Legend . Wilcox Farms

- Initial fences as shown on the plan:
- 6 ft. tall chain link fence
 - 6 ft. tall solid privacy fence
 - 36 in. tall three rail fence



REVISED 7 MARCH 2025
REVISED 11 DECEMBER 2022
REVISED 13 OCTOBER 2022
REVISED 29 APRIL 2022
REVISED 4 NOVEMBER 2021
8 JUNE 2021

Open Space Landscape Plan: SHEET 1

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

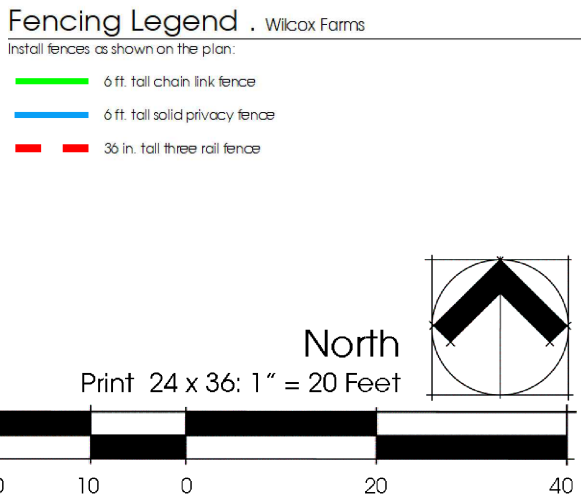
P.O. Box 469 Millville, Utah 84526 | (435)770-7512 | rmkellyconsultants@comcast.net



KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. 'Shademaster'	Shademaster Honeylocust	27' cal.	
B	Alley Trees	Acer x freemantli 'Autumn Blaze'	Autumn Blaze Maple	27' cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	27' cal.	
D		Crataegus l. 'Paul's Scarlet'	Paul's Scarlet Hawthorn	27' cal.	
E		Catalpa speciosa	Northern Catalpa	27' cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
1	Tall Shrub	Ribes aureum	Golden Currant	2 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheeny'	Allegheeny Viburnum	2 gal.	
11	Medium Shrub	Cornus s. 'Allemen's Compact'	Allemen's Compact Dogwood	2 gal.	
12		Buddleia davidii 'Guinevere'	Butterfly Bush	2 gal.	
13		Spiraea x. cineria 'Gretschheim'	Gretschheim Spiraea	2 gal.	
14		Spiraea batifolia 'Tor'	Birchleaf Spiraea	2 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub plantings, treat beds with a pre-emergent herbicide. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds. In areas where there are no shrubs shown (such as the spaces between houses), these should still receive mulch.
5. Along the 6 ft. wide walk in the poseo, there is a border of gravel shown. This is to be a minimum 12 inches on each side of the walk, but should be a random width to as much as 24" wide. This gravel is to be ¾" crushed rock installed to a depth of three inches (4").
6. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
7. Street trees are to be installed per this plan as part of this work. When utilities are encountered that are not shown on these plans, adjustments to tree locations may be necessary.
8. The park strips adjacent to open spaces are a part of this work. Those adjacent to lots are to be planted and irrigated with the lot development, possibly under a separate contract.
9. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*: Kentucky Bluegrass species.



REVISED 7 FEBRUARY 2024
REVISED 13 OCTOBER 2022
REVISED 29 APRIL 2022
REVISED 4 NOVEMBER 2021

Open Space Landscape Plan: SHEET 2

WILCOX FARMS

Clearfield, Utah

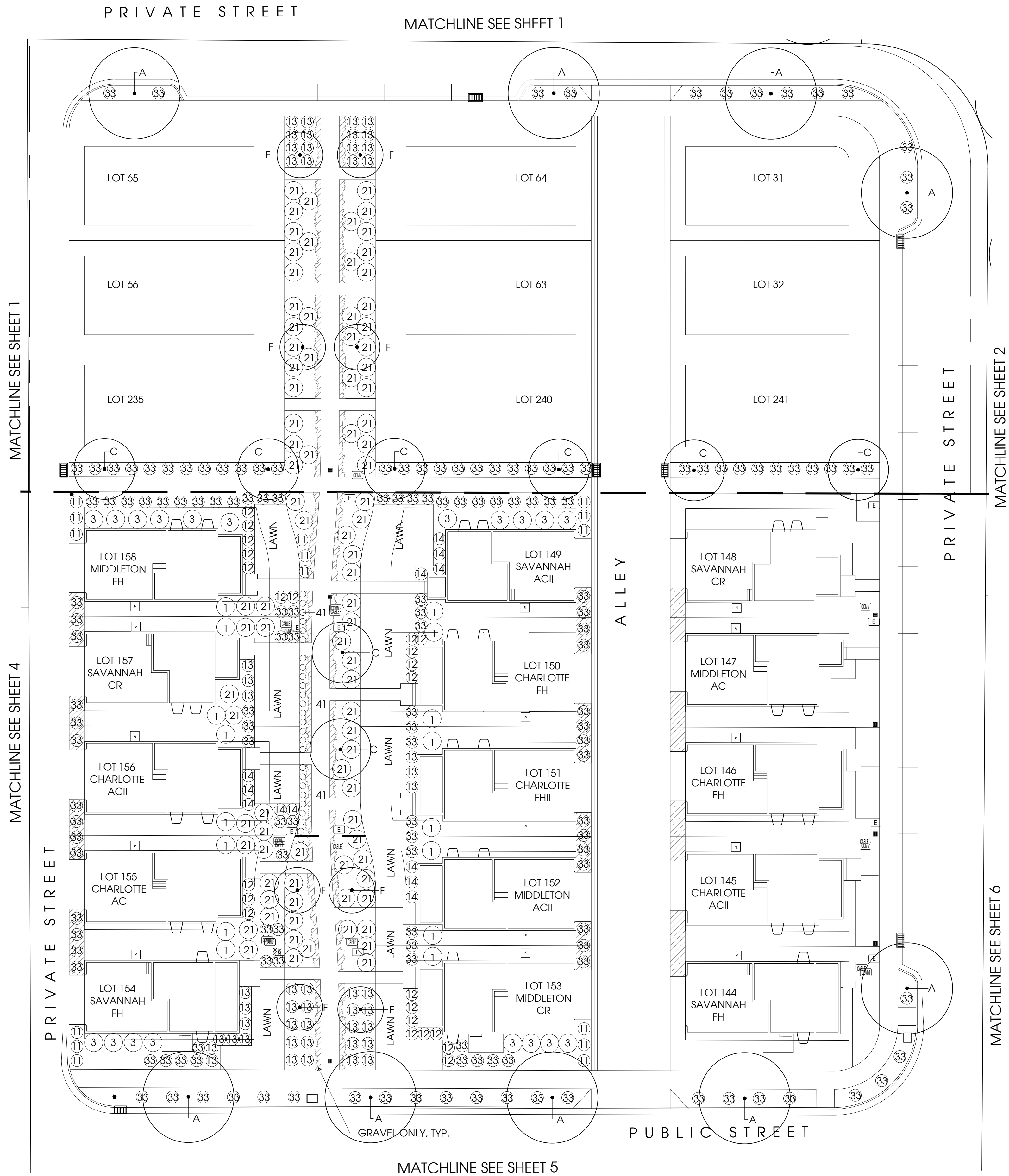
Destination Homes . 67 South Main Street . Layton, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



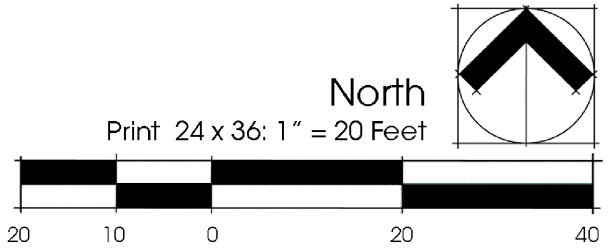
Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes					
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l. 'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
1	Tall Shrub	Ribes aureum	Golden Currant	2 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	2 gal.	
11	Medium Shrub	Cornus s. 'Alleman's Compact'	Alleman's Compact Dogwood	2 gal.	
12		Buddleia davidii 'Guineverre'	Butterfly Bush	2 gal.	
13		Spiraea x. cinerica 'Gretschheim'	Gretschheim Spiraea	2 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	2 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal.	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

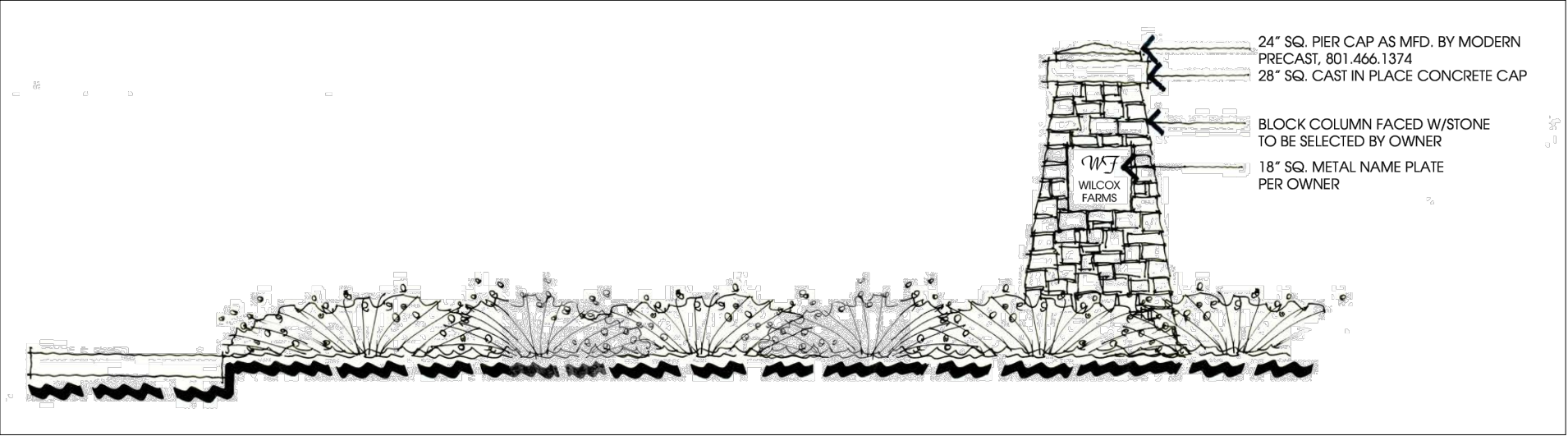
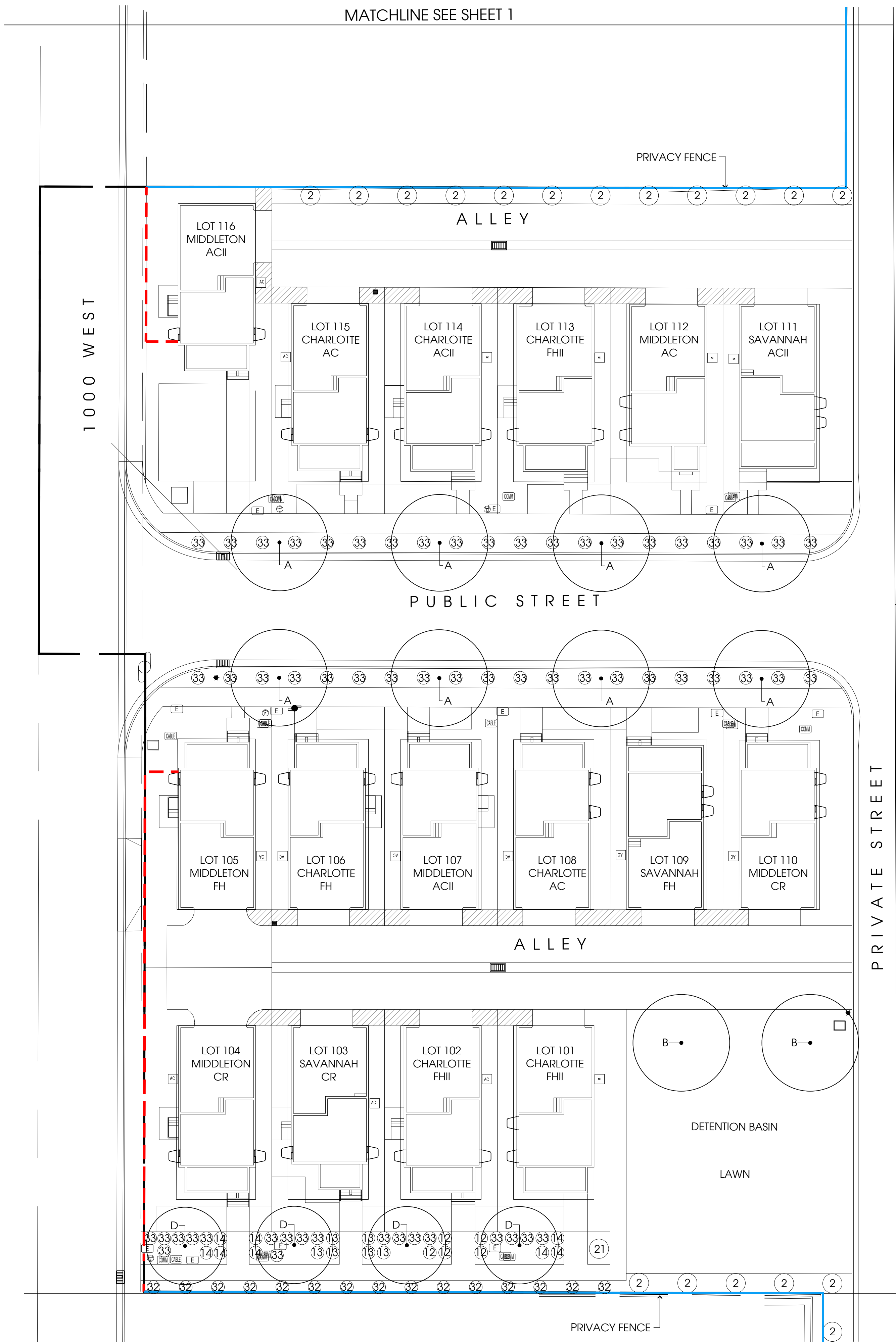
- Planting Notes . Wilcox Farms . Clearfield, UT
- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 - Backfill for all planting pits shall be native material excavated from the pit.
 - Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
 - Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds. In areas where there are no shrubs shown (such as the spaces between houses), these should still receive mulch.
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Fencing Legend . Wilcox Farms

Install fences as shown on the plan.

- 011: 101 chain link fence
- 011: 101 solid privacy fence
- 30 in. tall three rail fence





Entry Monument

Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

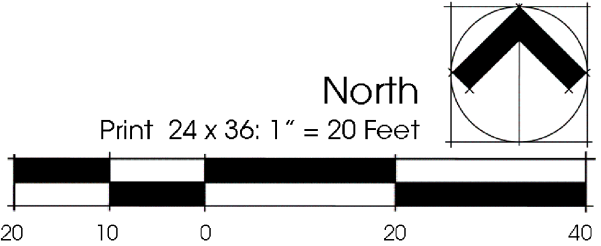
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l. 'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
1	Tall Shrub	Ribes aureum	Golden Currant	2 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	2 gal.	
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12		Buddleia davidii 'Guineverre'	Butterfly Bush	2 gal.	
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Planting Notes . Wilcox Farms . Clearfield, UT

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Fencing Legend . Wilcox Farms

- Initial fences as shown on the plan.
- 0 ft. tall chain link fence
- 6 ft. tall solid privacy fence
- 30 in. tall three rail fence



REVISED 13 OCTOBER 2022
REVISED 29 APRIL 2022
REVISED 4 NOVEMBER 2021
REVISED 3 NOVEMBER 2021
8 JUNE 2021

Open Space Landscape Plan: SHEET 4

WILCOX FARMS

Clearfield, Utah

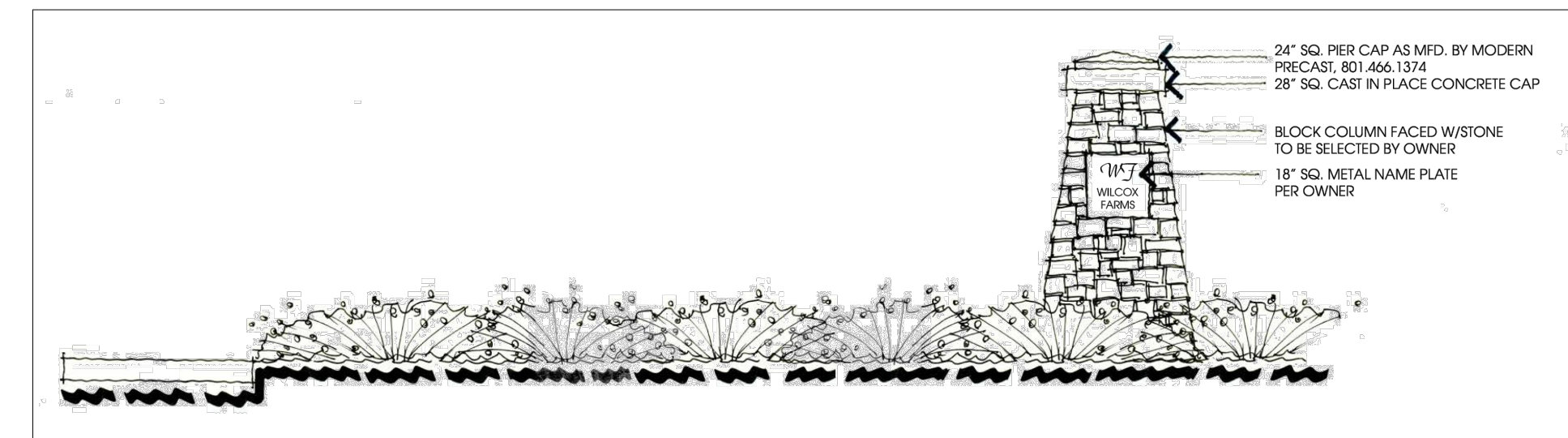
Destination Homes . 67 South Main Street . Layton, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

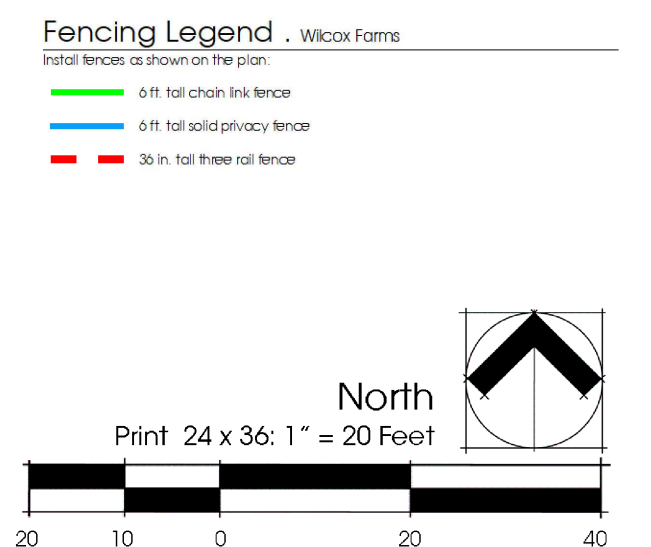
P.O. Box 469 Millville, Utah 84526 | (435)770-7512 | rmkellyconsultants@comcast.net



Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. i. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
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E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
1	Tall Shrub	Ribes aureum	Golden Currant	2 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	2 gal.	
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12		Buddleia davidii 'Guinevere'	Butterfly Bush	2 gal.	
13		Spiraea x. cinerea 'Gretschheim'	Gretschheim Spiraea	2 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	2 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Blither Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Heemeracallis 'Proitie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

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9. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*: Kentucky Bluegrass species.



REVISED 13 OCTOBER 2022
REVISED 29 APRIL 2022
REVISED 4 NOVEMBER 2021
REVISED 3 NOVEMBER 2021
8 JUNE 2021

WILCOX FARMS



P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. i. 'Shademaster'	Shademaster Honeylocust	2" cal.	
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D		Crataegus l. 'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
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2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	2 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	2 gal.	
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31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal.	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
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41	Perennial Flower	Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
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Fencing Legend . Wilcox Farms

Initial fences as shown on the plan:

- 0 ft. tall chain link fence
- 6 ft. tall solid privacy fence
- 36 in. tall three rail fence

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

REVISED 7 MARCH 2025
REVISED 11 DECEMBER 2022
REVISED 13 OCTOBER 2022
REVISED 5 MAY 2022
REVISED 29 APRIL 2022
REVISED 4 NOVEMBER 2021
REVISED 3 NOVEMBER 2021
9 JUNE 2021

Open Space Landscape Plan: SHEET 6

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

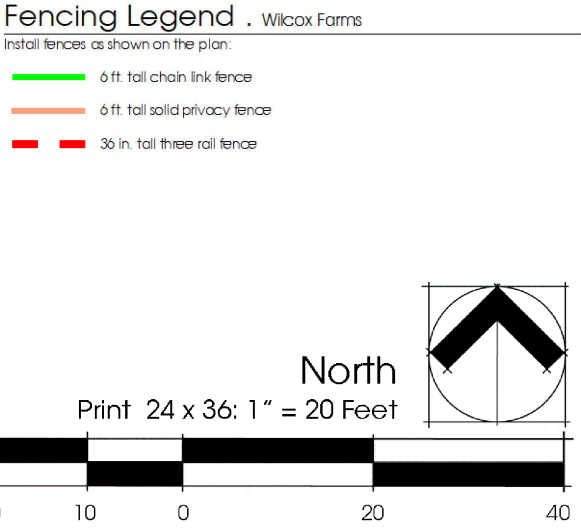
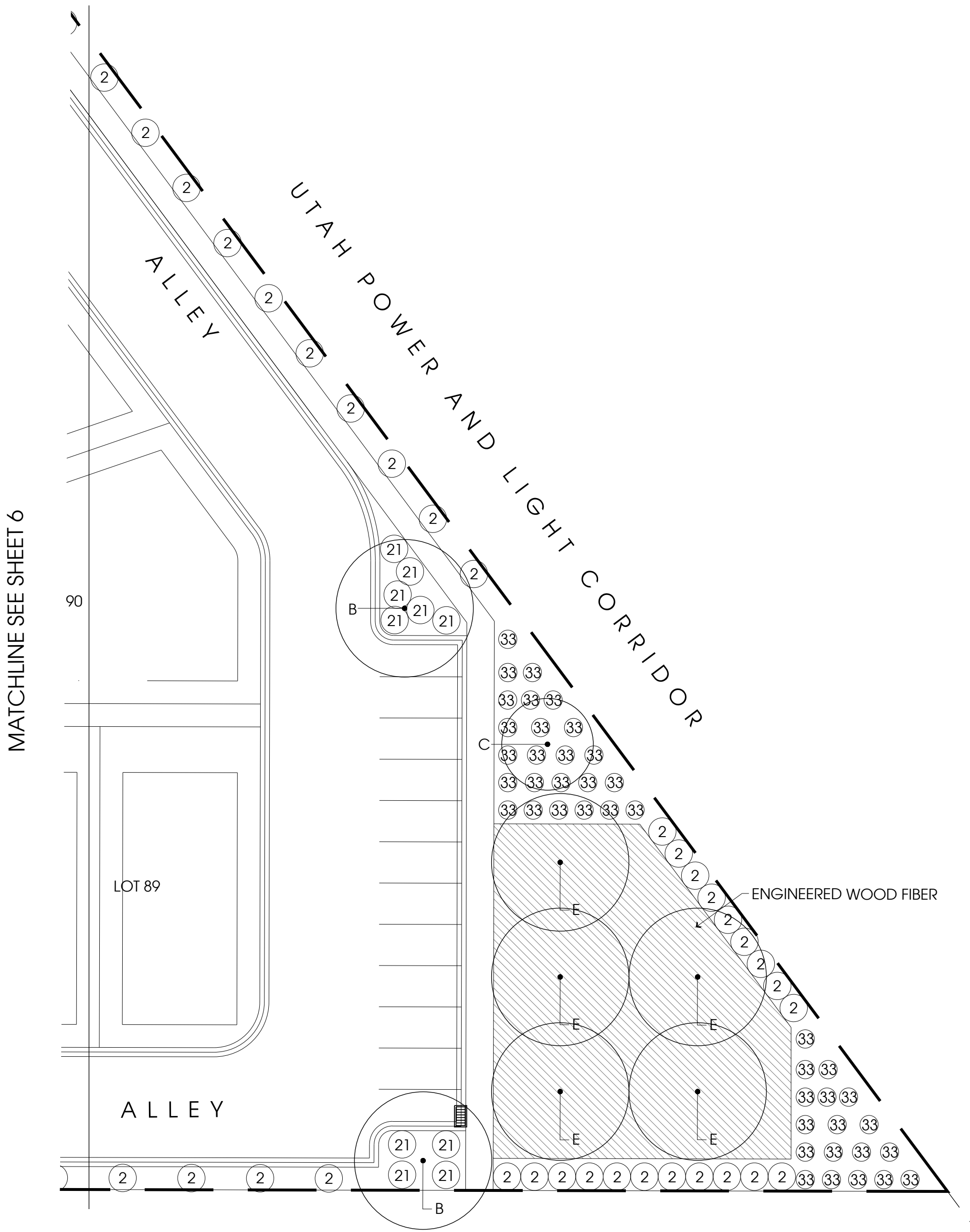
P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
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F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
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41	Perennial Flower	Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

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REVISED 7 MARCH 2025
REVISED 13 OCTOBER 2022
REVISED 5 MAY 2022
29 APRIL 2022

Open Space Landscape Plan: SHEET 7

WILCOX FARMS

Clearfield, Utah

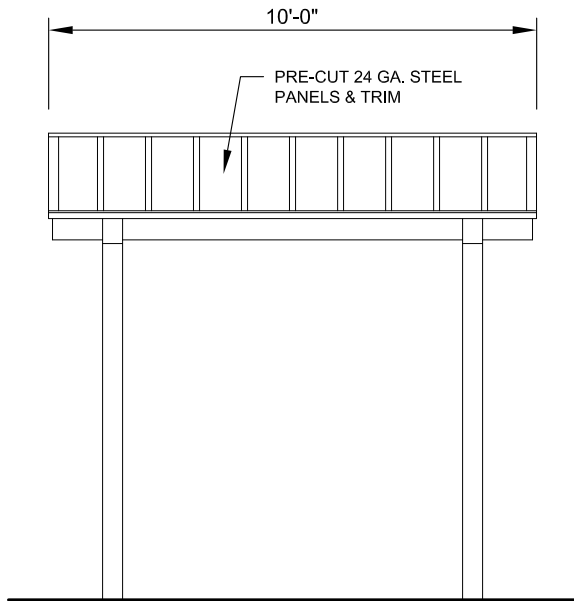
Destination Homes . 67 South Main Street . Layton, Utah



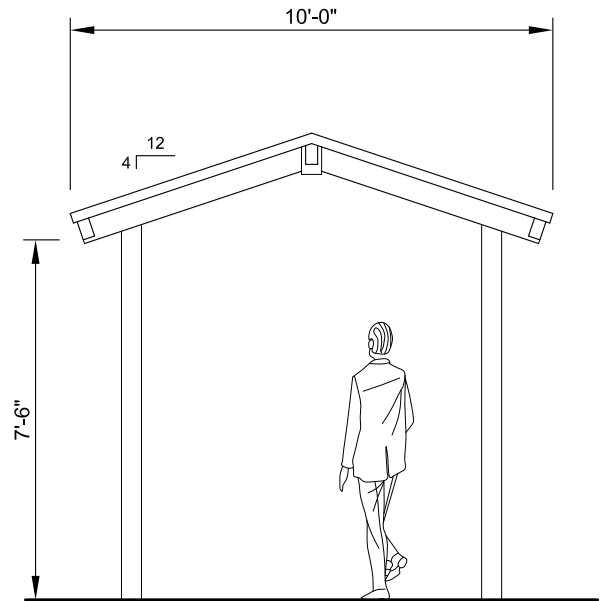
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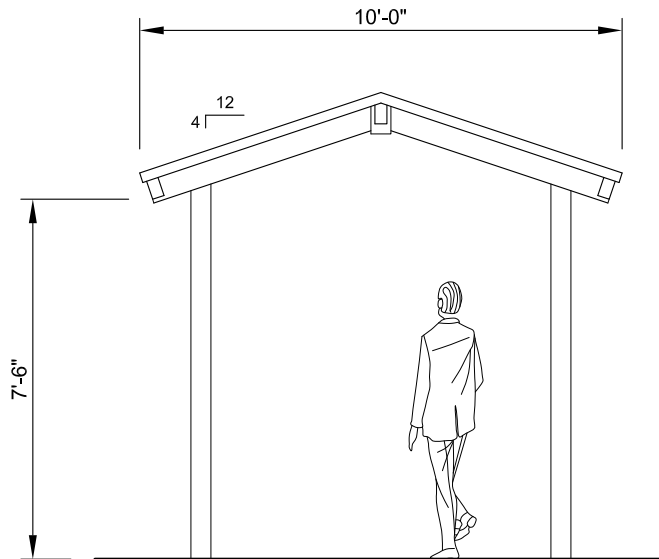
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

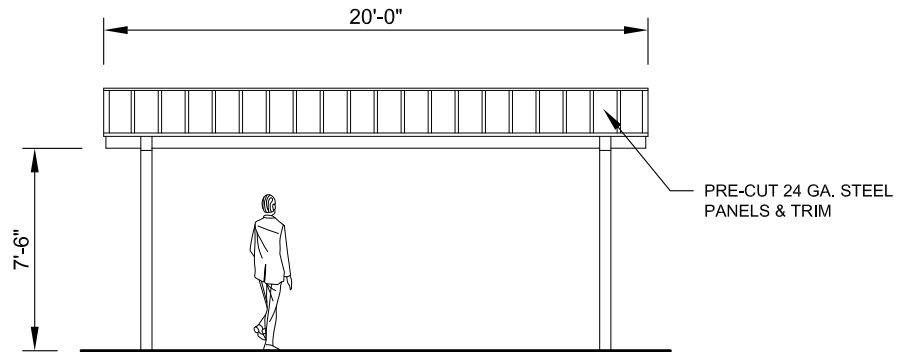
Example Only: Exact Pavillion TBD

DESIGN SPECIFICATIONS



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

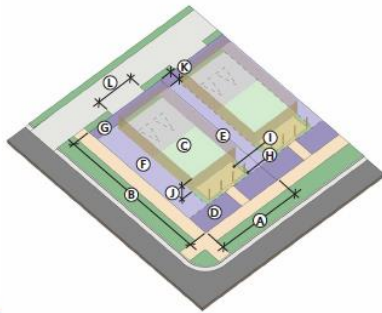


SIDE ELEVATION

SCALE: NTS

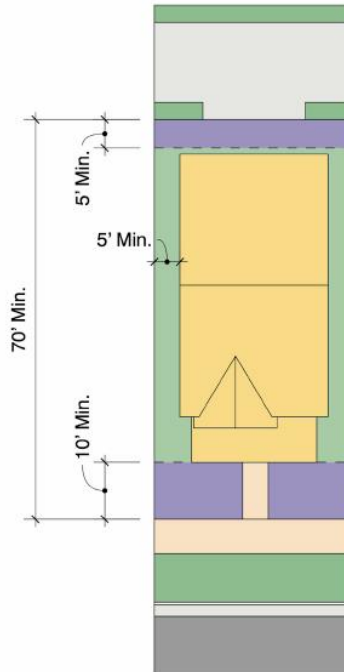
Example Only: Exact Pavillion TBD

DESIGN SPECIFICATIONS

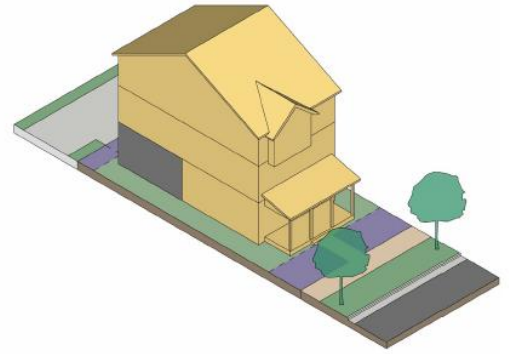


Typical Lot Size		
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
Setbacks		
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min. — 7 ft. max.
Facade Zone		
H		10 ft.
Porch Encroachments		
I		4 ft.
Height		
J		2 – 3 stories
Garage Setback		
K		5 ft. min.
Maximum Driveway Approach Cut Width		
L		20 ft.
Above Ground Livable Area		
		1,100 sf min.

* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alley's will have typical side setback of 5 ft.



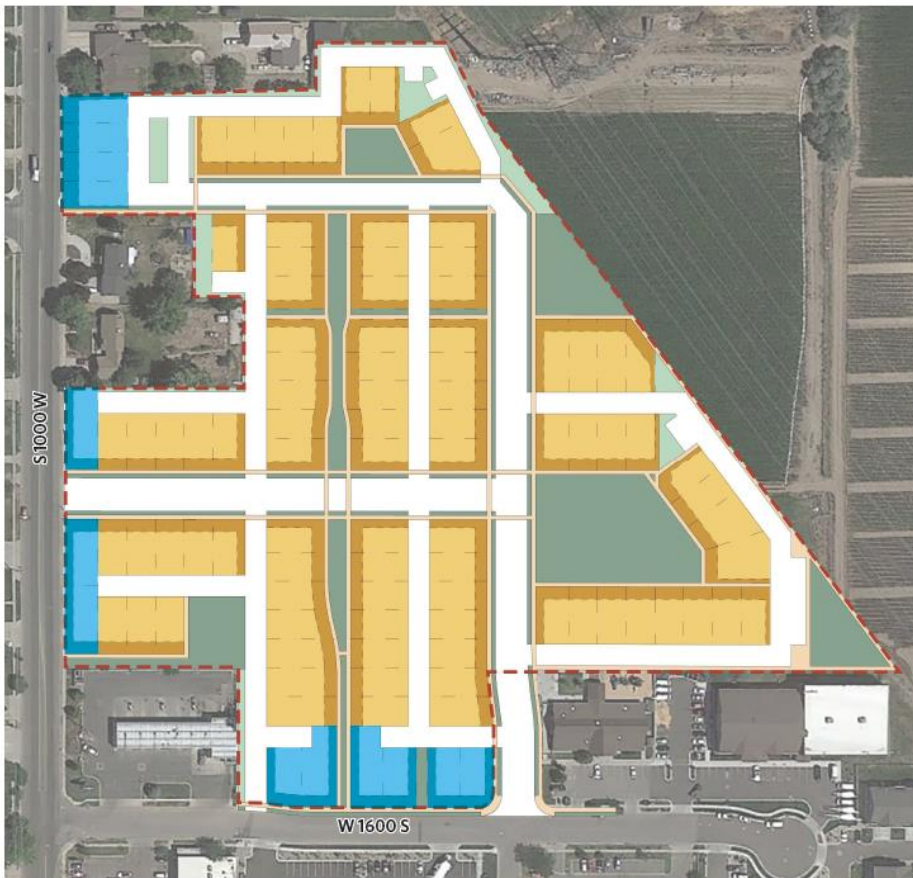
FRONT & REAR SETBACKS



Building Placement Example

BUILDING PLACEMENT GUIDELINES

WILCOX SITE MASTER PLAN / CLEARFIELD, UTAH / APRIL 2021



Illustrative Plan: 1" = 120'

PLAN SCRIPTING

Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

PROJECT BOUNDARY
REQUIRED TWO STORY ELEVATION LOCATION

MASTER PLAN SCRIPTING



Planning Commission

Memo

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, April 23rd, 2025

SUBJECT: Discussion on the General Plan DRAFT

BACKGROUND

In the summer of 2023, FFKR Architects was hired as a consultant to assist Planning staff with the update to the Clearfield City General Plan. The project launch included a review of the prior update efforts and the development of a structure for the plan.

The first task was to identify and confirm key themes and community priorities, which were accomplished by engaging the community at large through an online survey. The Planning Commission was also engaged in the survey, reviewed the results, and provided an evaluation and ranking of options. Stakeholders and community ambassadors were identified, and they were given the opportunity to evaluate and rank options as well.

The second task was getting to know Clearfield. Research and analysis were done to develop a comprehensive understanding of Clearfield City. Important data and details were identified to establish a community profile, with key statistics and findings to be integrated into the updated General Plan structure.

The third task was to engage the City Council and Planning Commission to solicit feedback through a small group format in joint work sessions. The focus of the first work session was to understand priorities related to transportation, business and economic development, housing, and resilience. The focus of the second work session was future land use planning and balancing the City's needs for housing, centers, and community spaces such as parks, trails, and recreational facilities.

A General Plan DRAFT is now ready for review by the Planning Commission! The Commission's feedback and comments can then be incorporated into the plan prior to the Public Hearing and adoption process. Guidance for the review process is provided below.

PLANNING COMMISSION GENERAL PLAN DRAFT REVIEW

Given the length of the General Plan and to streamline the review process at this stage, different portions of the Draft document are being assigned to each of the small groups from our joint work session to review (see table below). This will help facilitate both the review and the discussion during our upcoming meeting. However, if you have other sections you are interested in or even want to review the entire document, please feel free to do so.

Each group will receive a separate link via e-mail to an online PDF of the DRAFT General Plan document, which will provide the means for a collaborative review process by that group's members. There will also be a few days after the Planning Commission meeting when you can provide any additional comments, either in the online PDF or via other methods. Please provide those comments prior to April 30th, 2025.

SMALL GROUP REVIEW ASSIGNMENTS	
Group 1 Brogan Fullmer, Brian Swan, Nicholas Dragon	<ul style="list-style-type: none">• Chapter 1: Introduction• Chapter 4: Policy Guide Introduction• Chapter 5: Policy Guide<ul style="list-style-type: none">○ 5.1 Housing & Neighborhoods○ 5.4 Economy & Fiscal Responsibility• Chapter 6: Land Use & City Form
Group 2 Robert Browning, Chad Mortensen, Danielle Sikes	<ul style="list-style-type: none">• Chapter 2: Community Context• Chapter 4: Policy Guide Introduction• Chapter 5: Policy Guide<ul style="list-style-type: none">○ 5.2 Community Character○ 5.3 Parks & Trails• Chapter 6: Land Use & City Form
Group 3 Kathryn Murray, Riley Wheeler, Jaylee Bouwhuis	<ul style="list-style-type: none">• Chapter 3: Vision• Chapter 4: Policy Guide Introduction• Chapter 5: Policy Guide<ul style="list-style-type: none">○ 5.5 Transportation & Access○ 5.6 Environmental Stewardship• Chapter 6: Land Use & City Form

ATTACHMENTS

1. General Plan DRAFT

CLEARFIELD CITY GENERAL PLAN

Review Draft - April/2025



ACKNOWLEDGMENTS

Review Draft - April/2025

CONTENTS

Placeholder.....	3
Placeholder.....	4
Placeholder.....	7
Placeholder.....	9
Placeholder.....	10
Placeholder.....	15
Placeholder.....	18
Placeholder.....	27

Review Draft - April/2025



A blue-tinted photograph of a community event. In the foreground, a young child in a striped dress is seen from behind, looking towards a group of people. A man in a dark t-shirt with 'LES MINES 1961 1972 LEAFS' is visible. Other people are scattered in the background, some looking at a phone. A chain-link fence is visible in the distance.

PART ONE: CONEXT & VISION

CHAPTER 1: INTRODUCTION

CHAPTER 2: COMMUNITY CONTEXT

CHAPTER 3: VISION

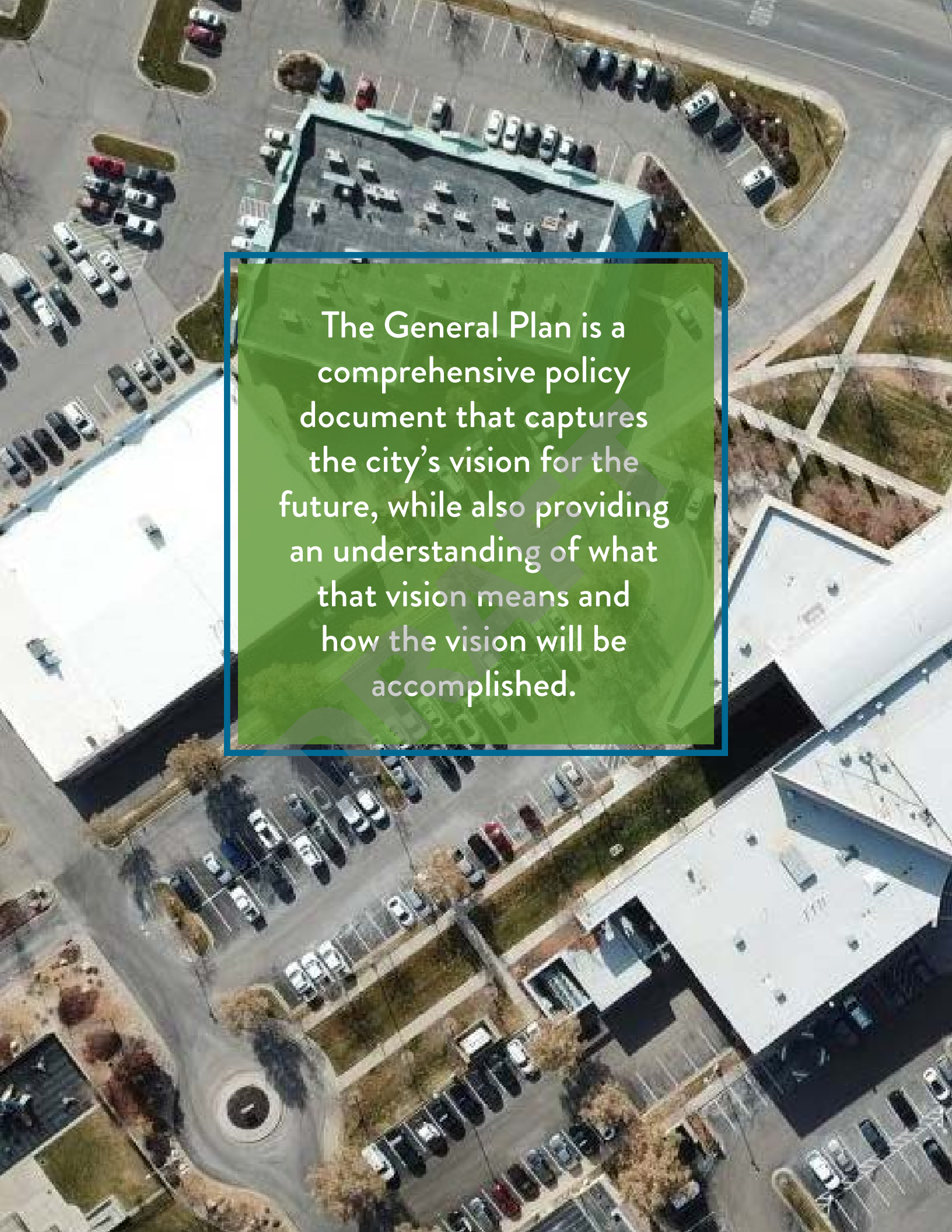
Review Draft - April/2025



An aerial photograph of a city street intersection, overlaid with a semi-transparent blue filter. The image shows a multi-lane road with several cars, a large green park area with trees, and surrounding urban buildings. A large, faint, diagonal watermark reading "DRAFT" is visible across the center of the image.

CHAPTER 1: INTRODUCTION

Review Draft - April/2025

An aerial photograph of a commercial building with a flat roof and several HVAC units. The building is surrounded by large parking lots filled with cars. A green rectangular box with a blue border is superimposed over the center of the image, containing white text. The background shows a mix of asphalt, concrete, and some greenery.

The General Plan is a comprehensive policy document that captures the city's vision for the future, while also providing an understanding of what that vision means and how the vision will be accomplished.

1.1 WELCOME

Welcome to Clearfield City’s framework for the future! Clearfield City is strategically planning for the future with its updated General Plan. The General Plan reflects the community’s vision for tomorrow, which integrates new ideas and information with the foundation of previous and current planning efforts.

WHAT IS THE GENERAL PLAN, AND WHY DOES IT MATTER?

The General Plan is a comprehensive policy document that captures the city’s vision for the future, while also providing an understanding of what that vision means and how the vision will be accomplished.

The plan establishes clear goals and strategies to guide the community through years of change. With clearly established priorities, the plan is intended to function as the city’s blueprint for both public and private investment in the community.

The General Plan serves as the city’s guiding framework for making decisions regarding the progress and growth of the city.

DOES CLEARFIELD NEED A GENERAL PLAN?

Yes! The State of Utah recognizes the integrated relationship between land use, transportation, water, and housing and the important role and impact of long-range planning within its counties and cities. Each City and Town is required by Utah Code to prepare and adopt a comprehensive, long-range general plan. While the state does not dictate the format of the General Plan, it does require cities of Clearfield’s size to have at a minimum the following four elements:

1. Land use element
2. Transportation and traffic circulation element
3. Moderate income housing element
4. Water use and preservation element

Additionally, as a community with a commuter rail station, the land use and transportation elements of the General Plan must “consider and coordinate” with Clearfield’s Station Area Plan, Clearfield Connected. Adopted in May 2024, Clearfield Connected is considered an appendix to the General Plan.



1.2 ABOUT THE GENERAL PLAN

WHO USES THE GENERAL PLAN?

One of the most important things to know is - we can all use it! The General Plan is not just for City Staff and Officials. Here are some examples of who can use the General Plan and why/how:

Residents: The General Plan can help Clearfield's residents stay informed on what is expected to happen in the community and how that relates to what is happening in their neighborhood and the broader Wasatch Front region.

Business Owners and Property Owners: Clearfield's Business Owners and Property Owners can use the plan to understand the direction the city is going and how that impacts the choices they have regarding their property and/or business.

City Staff and Officials: Clearfield's City Staff and Officials use the plan to guide their decisions and to make or update policies and regulations. It can help prioritize budget-related decisions on capital improvements and guide the evaluation and review of development proposals.

WHY IS CLEARFIELD UPDATING ITS GENERAL PLAN?

A city must update its General Plan periodically to reflect new local, regional, state, and federal laws as well as keep up with the changing needs and conditions of the city and region. Many cities update their General Plan every five to ten years, depending on how much change is happening and where. It is important to align the community's current conditions with the needs of tomorrow.

Updating the General Plan allows the city to evaluate what has changed since adopting the previous plan in 2017. Translating new information into ideas helps the General Plan accurately reflect the vision for the future.

GENERAL PLANS & UTAH STATE CODE REQUIREMENTS

Title 10 (Utah Municipal Code) of Utah's State Code addresses state requirements related to cities of the first through fifth class. In 2005, the Utah Legislature enacted the Municipal Land Use Development and Management Act (LUDMA), which is codified in Title 10. As new issues and/or priorities have emerged, the Legislature has updated LUDMA to facilitate strategies to address them. **In response, a city may need to update or expand their General Plan to meet new requirements.**







CHAPTER 2: COMMUNITY CONTEXT

Review Draft - April/2025



2.1 CONTEXT INTRODUCTION

What is happening that influences Clearfield's future? In this chapter we provide a quick look at both the local context of Clearfield City, and the surrounding regional context of Davis County and the Wasatch Front.

Why is the regional context important to understand? The region in which Clearfield is located will continue to grow and change. This growth and change can have both direct and indirect impacts on Clearfield. Impacts may provide benefits and opportunities, or present challenges, to the quality of life in Clearfield. These may include any or all of the following:

- available amenities
- revenue generated from the city's tax base
- traffic in Clearfield and to points beyond
- amount and types of jobs and housing
- educational options and opportunities
- retail/services that support daily life.



2.2 LOCAL CONTEXT - ABOUT CLEARFIELD

PHYSICAL CONTEXT

Clearfield City sits at an average elevation of 4,327 feet and is framed by a backdrop of views - the Wasatch Mountains on the east and the Great Salt Lake and Antelope Island to the west. Located in northern Davis County, Clearfield is less than 30 miles north of Utah's state capital, Salt Lake City.

Clearfield City has evolved from an early agricultural settlement into a balanced mix of post-World War II residential neighborhoods with parks, open space, and commercial areas throughout the community. With a land area of 7.7 square miles, Clearfield accounts for about 2.5% of the land in Davis County.

SOCIAL CONTEXT

Clearfield has grown to nearly 35,000 residents! Clearfield is ranked 4th for population in Davis County and 32nd for the State of Utah. The average household size is 2.92 persons, and the median household income is \$75,500.

Most of the people living in Clearfield have been here for a year or more, with 88% residing in the same house as the previous year. For those new to Clearfield, the reasons for moving to the City include moving from another home within Davis County (5.5%), moving from somewhere else in Utah (3.5%), or moving from outside of Utah (3.1%).

Clearfield is more diverse than Davis County as a whole, with 75% of people identifying themselves as White, 3.5% as Black, 3.0% as Asian, 1% as American Indian or Alaska Native, and 1% as Native Hawaiian or Other Pacific Islander. Residents identifying as two or more races account for an estimated 12% of the population. Just over 20% of Clearfield's population identifies as being of Hispanic or Latino origin. By comparison, approximately 91% of Davis County residents identify themselves as White, 6.5% as another race, and 3.5% as two or more races, while 12% indicate they are of Hispanic or Latino origin.

Many of the households in Clearfield have kids! Children under 18 years of age represent about 30% of Clearfield's population, which is comparable to Davis County as a whole, while only 8% are 65 years and older. By contrast, 11.5% of Davis County residents are 65 years and older. Nearly 40% of Clearfield residents are in their twenties and thirties compared to less than 30% for Davis County in that age range. While it has increased over the past 10 years, from 26.8 to 29.3, the median age in Clearfield is lower than both Davis County and the State of Utah (31.3 and 31.6, respectively).

Clearfield is a tech-savvy community, with 95% of households owning a computer. Clearfield is also known for being multi-lingual, with 15% of people indicating they speak a language other than English when at home.

ECONOMIC CONTEXT

Clearfield is home to some of Davis County's - and the State of Utah's - largest employers. The city is anchored by two major employment hubs - Freeport Center and Hill Air Force Base.

Freeport Center, a manufacturing complex and distribution center, is located west of Interstate 15. With more than 7 million square feet of building space, Freeport Center covers 680 acres and can accommodate more growth for businesses in need of space as small as 4,000 square feet and as large as 400,000 square feet. Freeport Center is home to more than 70 national and local companies that have a combined workforce of over 7,000 employees.

Since 1940 Hill Air Force Base (Hill AFB), located east of Interstate 15, has been an economic and industrial powerhouse for the northern Utah economic region. With a combined workforce of over 26,000, Hill AFB offers jobs and opportunities to military members and northern Utah civilians alike.

Proximity to additional large employers in Davis and Weber County, with a direct connection to regional transportation, helps Clearfield remain a desirable location to live and do business.



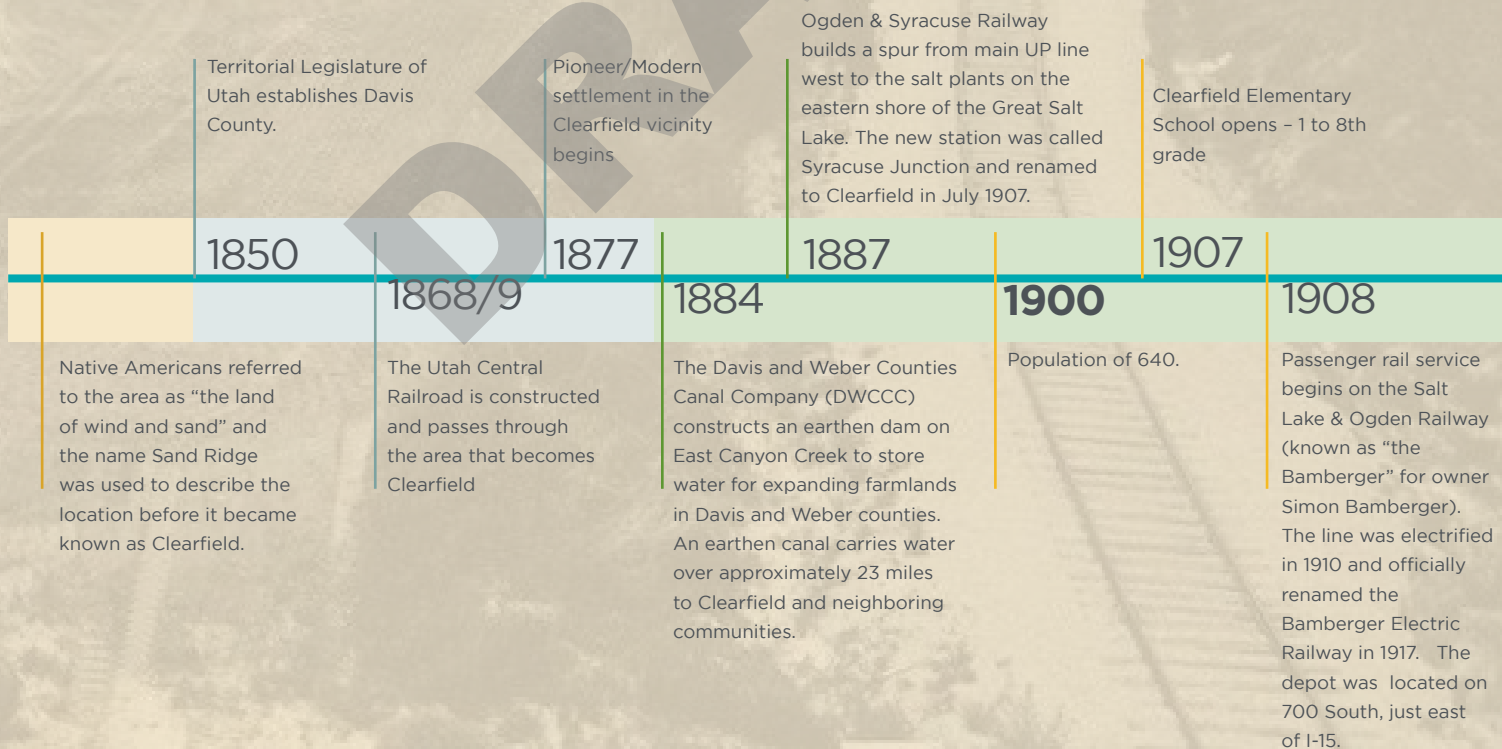
NATIVE PLACE NAME FOR THE CLEARFIELD AREA

Just as people have done for generations, the Indigenous peoples of Utah have assigned place names to geographical landmarks and features as a means of marking their presence throughout Utah and the Intermountain West. “Native Places: An Indigenous Atlas of Utah and the Intermountain West” is a digital humanities resource that reflects Indigenous place names to the features of Utah and the Intermountain West.

Placename: Gu-ta-nu-a-de

Language: Western Shoshone

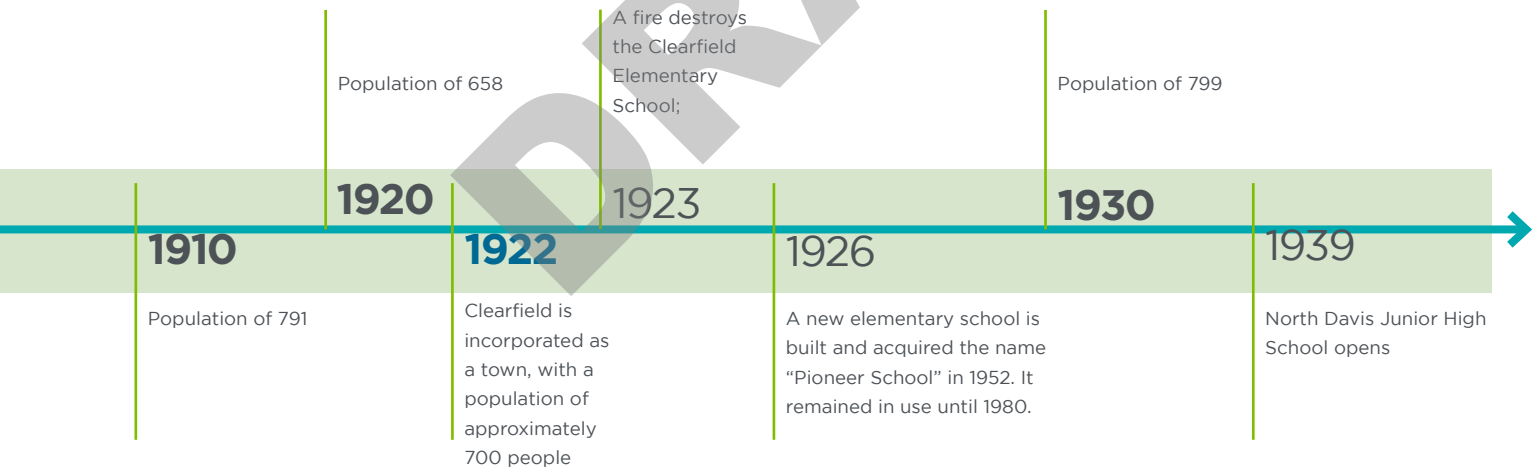
Meaning: “Where the wind blows hard”

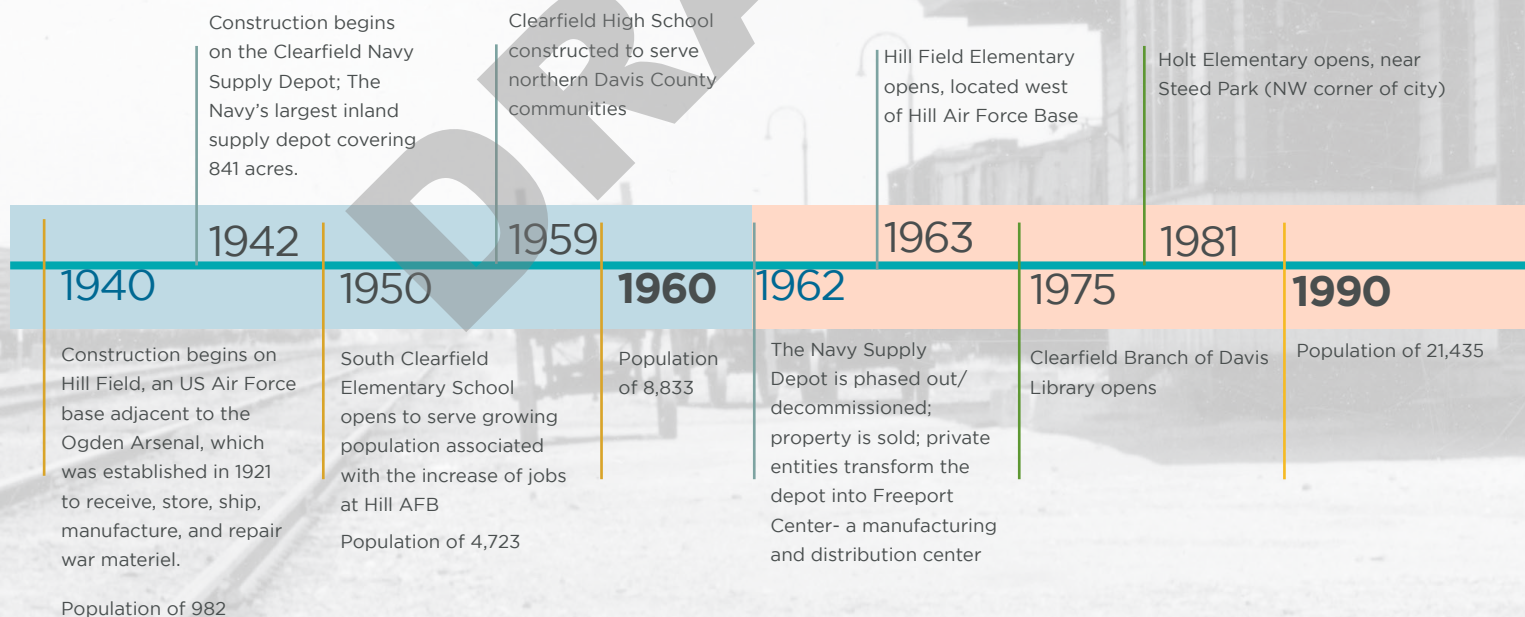


2.3 EVOLUTION OF CLEARFIELD

Key events have impacted the planning and development evolution of Clearfield City. These are presented in six eras:

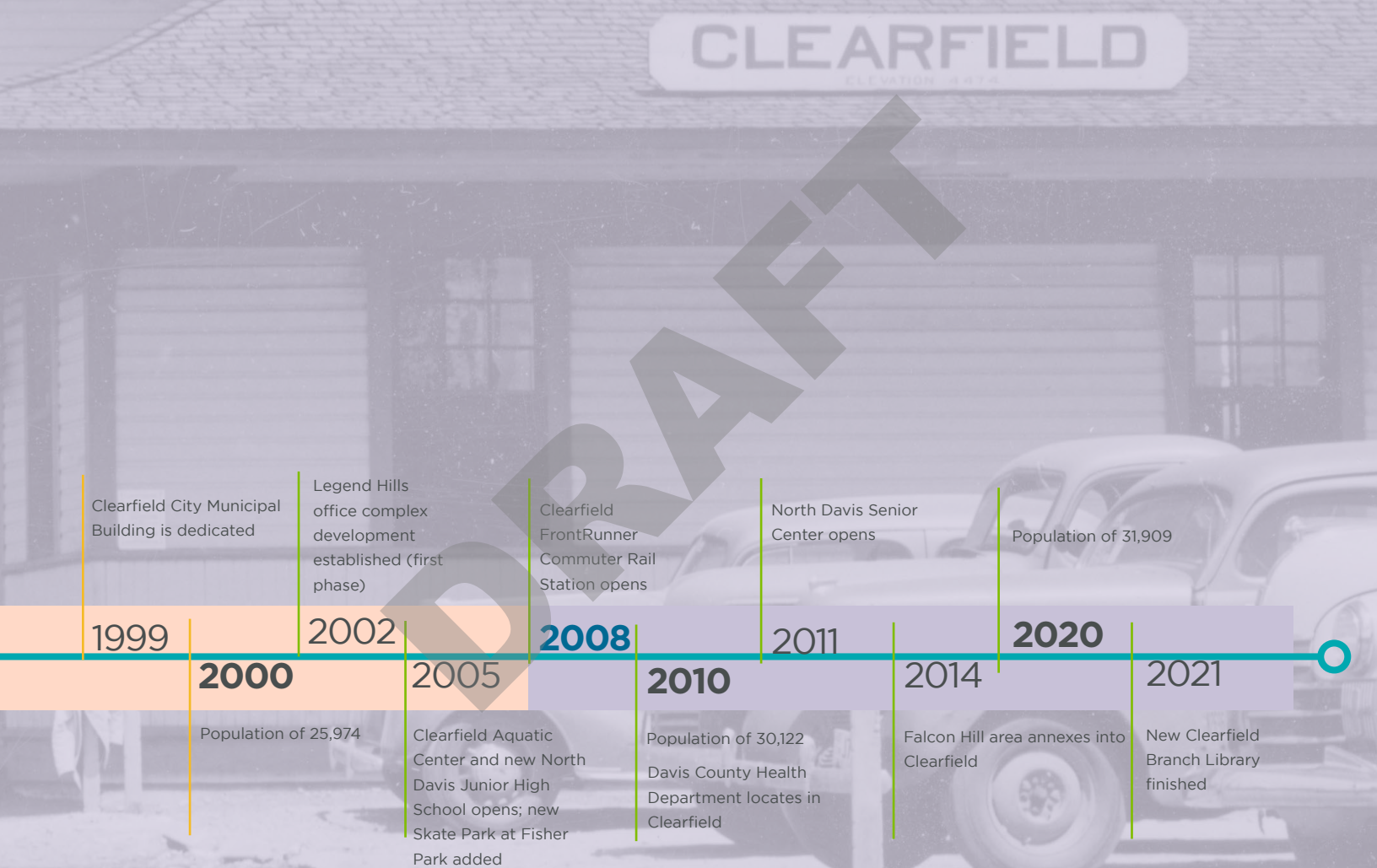
1. Native American Settlement & Inhabitation
2. Pioneer Settlement
3. Agricultural Community & Incorporation
4. Military and Industrial Establishment
5. Suburban Residential Development
6. Downtown Revitalization and Transit-Oriented Community





THE CITY'S NAME:

The name “Clearfield” is attributed to schoolteacher Minnie Christensen, who, as she traveled over the vast open country in the northern part of Davis County, observed its possibilities and often referred to it as “Clearfield”. The first real schoolhouse in Clearfield was built in 1890 to serve the growing population and the name for the settlement remained in use when the area incorporated as a town in 1922.



RELEVANT / RELATED
PLANNING EFFORTS

The City has been working to revitalize Downtown Clearfield and update many of its technical and specific plans to reflect current knowledge and preferences about the economy, open spaces, parks, utilities, and transportation. These recently completed plans are partners to the General Plan update, which ties everything together under a “Big Picture” framework.

2008	MIDA Falcon Hill Project Area Plan
2015	Market Analysis Study
2016	Creating Downtown Clearfield - Small Area Plan Better Cities Report
2017	Clearfield General Plan
2018/20	Downtown Form-Based Code (updated in 2020)
2019	Clearfield Connected Small Area Plan
2021	North Davis Active Transportation Implementation Plan [Clearfield City; Clinton; Sunset; Syracuse; and West Point]
2022	Moderate Income Housing Plan Update – compliance with State Code updates
2024	Clearfield Station Area Plan – compliance with State Code updates

2.4 PLANNING CONTEXT

REGIONAL CONTEXT

Regional growth and a strong economy are bringing in new development and activating additional revitalization of Clearfield as envisioned by previous planning efforts. The General Plan is structured around goals and policies that aim to strike the right balance between growth and the needs of existing neighborhoods.

Clearfield is a principal city of the Ogden–Clearfield, Utah Metropolitan Statistical Area, which includes all of Davis, Morgan, and Weber counties.

Located in northern Davis County, Clearfield is landlocked by five other Davis County communities and Hill Air Force Base. The City is bordered by Sunset City to the north, Clinton City to the northwest, Syracuse City and West Point City to the west, Layton City to the south and east, and Hill Air Force Base to the northeast.

Settled around the same time period, Clearfield City and Syracuse City are currently comparable in population. Clearfield experienced growth earlier than Syracuse, with steady population increases between 1940 and 2010, whereas Syracuse has experienced a growth surge since the 2010 Census. Clearfield’s greatest population surge happened between 1970 and 1980 with an increase of 4,666 residents.

Clearfield’s growth rate between Census 2010 to Census 2020 was the smallest percentage increase of all fifteen Davis County communities for this time period. However, Clearfield remains in the top 5 for population and is 9th for absolute change in population between the 2010 and 2020 census counts. Clearfield is projected to continue growing steadily and reach more than 46,000 residents by the year 2050.

Clearfield is home to one of four FrontRunner stations in Davis County and currently has the second highest ridership of the four.



11 KEY THEMES & PRIORITIES

1

AMENITIES

2

CENTERS

3

COMMUNITY

4

DIVERSE ECONOMY

5

HOUSING & NEIGHBORHOODS

6

INFRASTRUCTURE

7

JOBS / EMPLOYMENT HUB

8

MULTI-MODAL TRANSPORTATION

9

STEWARDSHIP

10

STANDARDS & REGULATIONS

11


INNOVATION

2.5 COMMUNITY & PLANNING PRIORITIES

The General Plan is relevant to all who live, work, and play in Clearfield City! Community members were invited to collaborate in the process and the City Council, Planning Commission, and City Staff worked together to ensure a high quality, representative outcome. Eleven key themes reflect what was heard and represent Clearfield's priorities for the future.

1. **Amenities** – expand shopping, dining, and entertainment opportunities and provide access to parks, trails, and open spaces.
2. **Centers** – support walkable, mixed-use destinations that are centrally located and can support clusters of activity and gathering.
3. **Community** – celebrate Clearfield's character and enhance community health, happiness, and overall wellbeing.
4. **Diverse Economy** – maintain the economic and fiscal resilience of the city and community.
5. **Housing & Neighborhoods** – support unique, stable neighborhoods with a diverse range of housing options and well-maintained features and amenities. Preserve the character of Clearfield's neighborhoods with thoughtful guidance regarding residential development, protection of natural resources and features, and maintenance of parks, open spaces, and trails.
6. **Infrastructure** – maintain, improve/update, and establish infrastructure that supports shifting development patterns/trends, reflects best practices, and stabilizes existing neighborhoods.
7. **Jobs & Employment Hub** – maintain a wide range of employment opportunities, salaries, and careers that expand beyond entry level jobs.
8. **Multi-Modal Transportation** – provide safe, convenient access to daily needs and destinations via multiple modes of transportation for all ages and abilities.
9. **Stewardship** – improve and protect the natural environment and facilitate sustainable land use and development patterns.
10. **Standards & Regulations** – strive to minimize detrimental impacts, maximize efficient land use, and support compatible development patterns.
11. **Innovation** - encourage and integrate innovative ideas and best practices.





CHAPTER 3: COMMUNITY VISION

Review Draft - April/2025



OVERALL VISION

With a blend of residential neighborhoods, mixed-use centers, employment hubs, and community spaces, Clearfield strives to provide access to amenities, services, and opportunities that facilitate a high-quality of life for a range of individuals, households, and families.

3.1 VISION INTRODUCTION

This section provides a citizen-friendly guide to the General Plan and highlights the key areas and topics of focus the city will take in planning and making decisions about the community's future.

OVERALL VISION

With a blend of residential neighborhoods, mixed-use centers, employment hubs, and community spaces, Clearfield strives to provide access to amenities, services, and opportunities that facilitate a high-quality of life for a range of individuals, households, and families.

VISION INITIATIVES

Four vision initiatives align past and current planning efforts with what was heard and learned from the community during this planning process. The initiatives reflect the range and diversity of viewpoints about planning for Clearfield's future. These initiatives are supported by the Policy Guide, which contains eight sections that each represent a planning topic or element.

1. Housing & Neighborhoods
2. Community Character
3. Transportation & Access
4. Parks & Trails
5. Economy & Fiscal Responsibility
6. Environmental Stewardship
7. Water Use & Preservation
8. Land Use & City Form



3.2 VISION INITIATIVES

INITIATIVE #1: FOCUSED, CENTERED, & BALANCED GROWTH

Focused, Centered, & Balanced Growth establishes a framework for clearly identifying and targeting areas of growth, areas of moderate change and reinvestment, and areas of stability.

INITIATIVE #2: CONNECTED COMMUNITY

Connected Community establishes a framework for providing safe and equal access to opportunities and amenities for residents of all ages and abilities.

INITIATIVE #3: COMMUNITY WELLBEING & QUALITY OF LIFE

Community Wellbeing establishes a framework for promoting both individual and community wellbeing for all of Clearfield.

INITIATIVE #4: RESILIENT CITY

Resilient City establishes a framework for Clearfield to function as an efficient and resilient city.





INITIATIVE #1

FOCUSED, CENTERED, & BALANCED GROWTH

This initiative considers efforts to:

- maximize new investments and development in the city's centers and along main corridors
- create a distinct and vibrant Downtown that functions as a true community gathering place
- strengthen the city's fiscal sustainability
- promote neighborhood stabilization.

RELEVANT POLICY GUIDE TOPICS

- Housing & Neighborhoods
- Economy & Fiscal Responsibility
- Transportation & Access

INITIATIVE #2

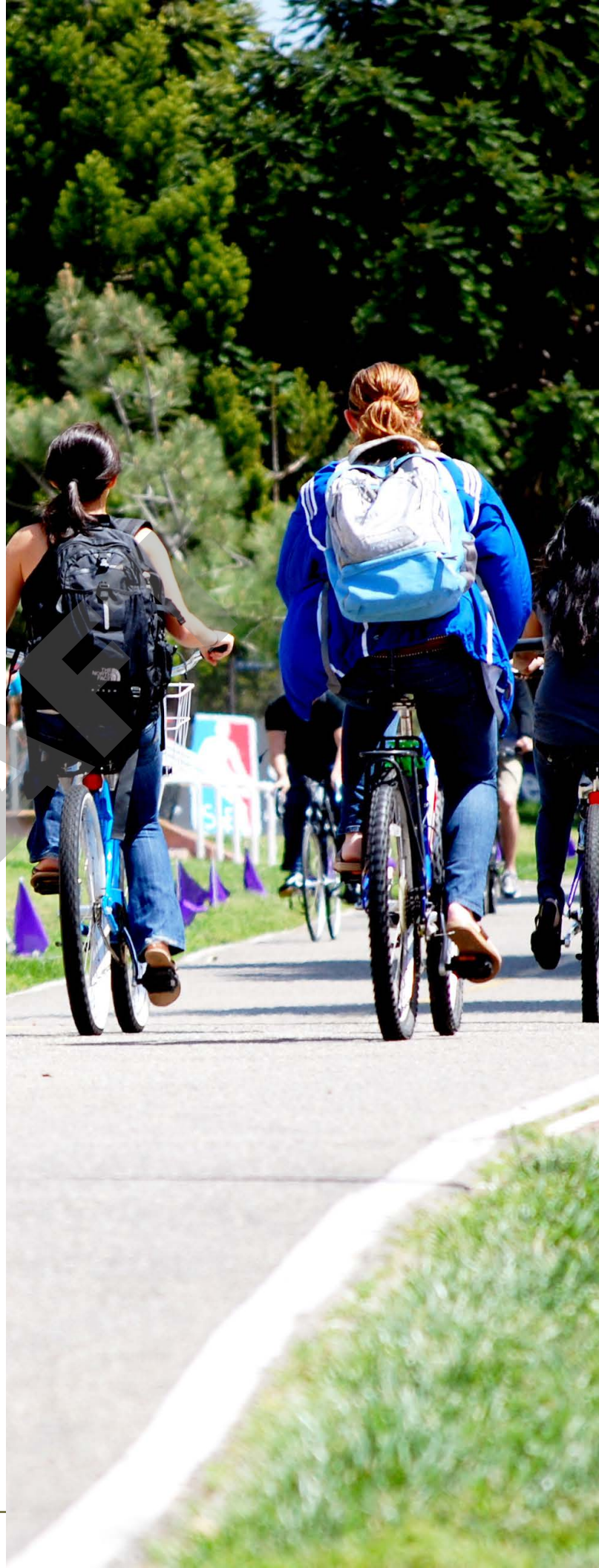
CONNECTED COMMUNITY

This initiative is geared toward:

- considering connections to goods and services
- improving safe and convenient pedestrian and bicycle routes
- establishing Clearfield as a community that is easy to get around using multiple modes of transportation.

RELEVANT POLICY GUIDE TOPICS

- Economy & Fiscal Responsibility
- Transportation & Access
- Parks & Trails





INITIATIVE #3

COMMUNITY WELLBEING & QUALITY OF LIFE

This initiative aims to:

- evaluate the proximity of open spaces to residents to promote ease of access
- recruit and provide diverse uses and amenities attractive to a wide range of people and age groups
- support social and cultural health for all residents
- celebrate Clearfield's heritage and identity.

RELEVANT POLICY GUIDE TOPICS

- Housing & Neighborhoods
- Economy & Fiscal Responsibility
- Transportation & Access
- Parks & Trails
- Environmental Stewardship

INITIATIVE #4

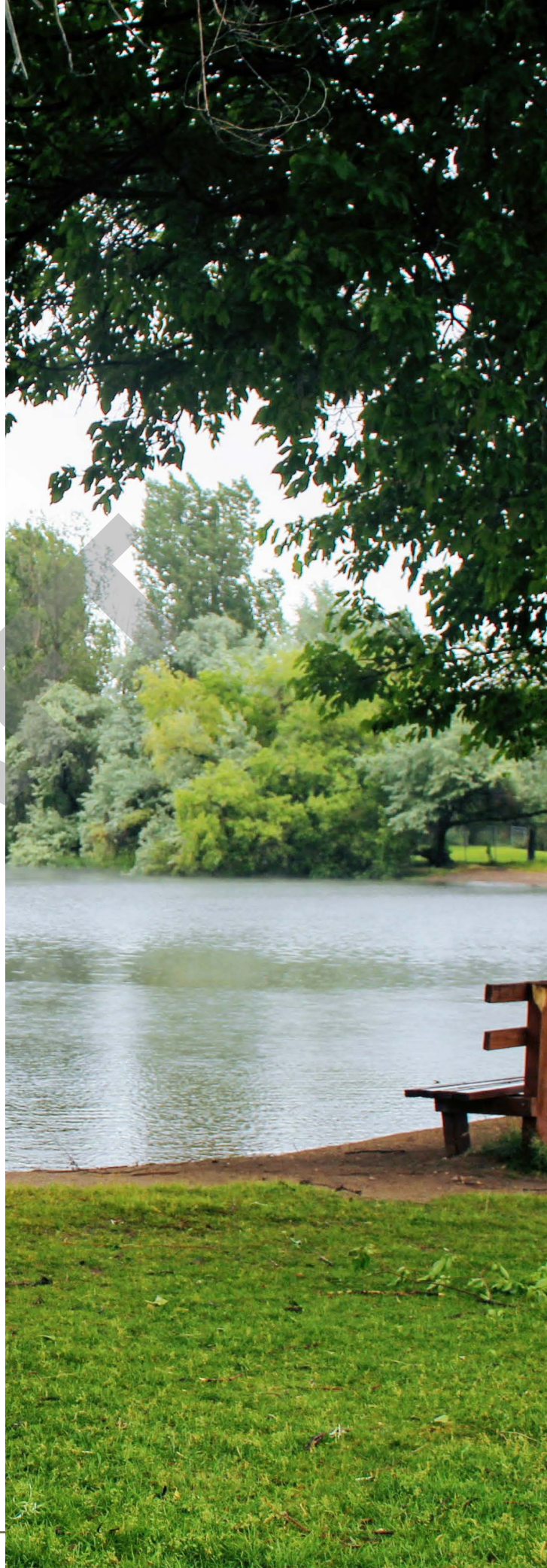
RESILIENT CITY

This initiative aims to:

- protect and enhance the city's built and natural environments
- conserve water and natural resources
- support social and cultural traditions
- maintain fiscal health.

RELEVANT POLICY GUIDE TOPICS

- Economy & Fiscal Responsibility
- Transportation & Access
- Parks & Trails
- Environmental Stewardship







PART TWO: POLICY GUIDE

CHAPTER 4: POLICY GUIDE INTRO

CHAPTER 5: POLICY GUIDE

CHAPTER 6: LAND USE & CITY FORM

Review Draft - April/2025



The background of the slide is a photograph of a park. In the foreground, there is a wooden walkway with a railing, made of light-colored wood. The walkway leads towards a body of water, possibly a lake or a wide river. In the background, there are many trees with green and yellow leaves, suggesting an autumn setting. The sky is blue with some light clouds. The entire image is covered with a semi-transparent green overlay.

CHAPTER 4: POLICY GUIDE INTRODUCTION

Review Draft - April/2025

The background of the page is a photograph of a calm lake. On the left, there are trees with yellowing leaves, suggesting autumn. On the right, there are more trees with green and yellow foliage. In the distance, a small white building is visible. The sky is blue with some white clouds. A large green rectangular box with a white border is centered on the page, containing text. The text is in white, and there is a faint, large, stylized 'X' or mountain-like shape in the background of the green box.

POLICY GUIDE

The Policy Guide, along with the City's Vision Initiatives, provides Clearfield with a strategic framework for making decisions to lead the city to a successful future.

The integrated nature of planning means there are many aspects that overlap and fit into multiple topics and elements.

4.1 INTRODUCTION

The Policy Guide, along with the City's Vision Initiatives, provides Clearfield with a strategic framework for making decisions to lead the city to a successful future.

The Policy Guide serves as a resource for the city to use when evaluating actions and the implementation of ideas to achieve the vision of the General Plan. For example, the General Plan is used as the key resource and reference when deciding how to respond to requests for changes to zoning or for implementing new development ideas. The City can evaluate whether the requests are consistent with the objectives of the General Plan.

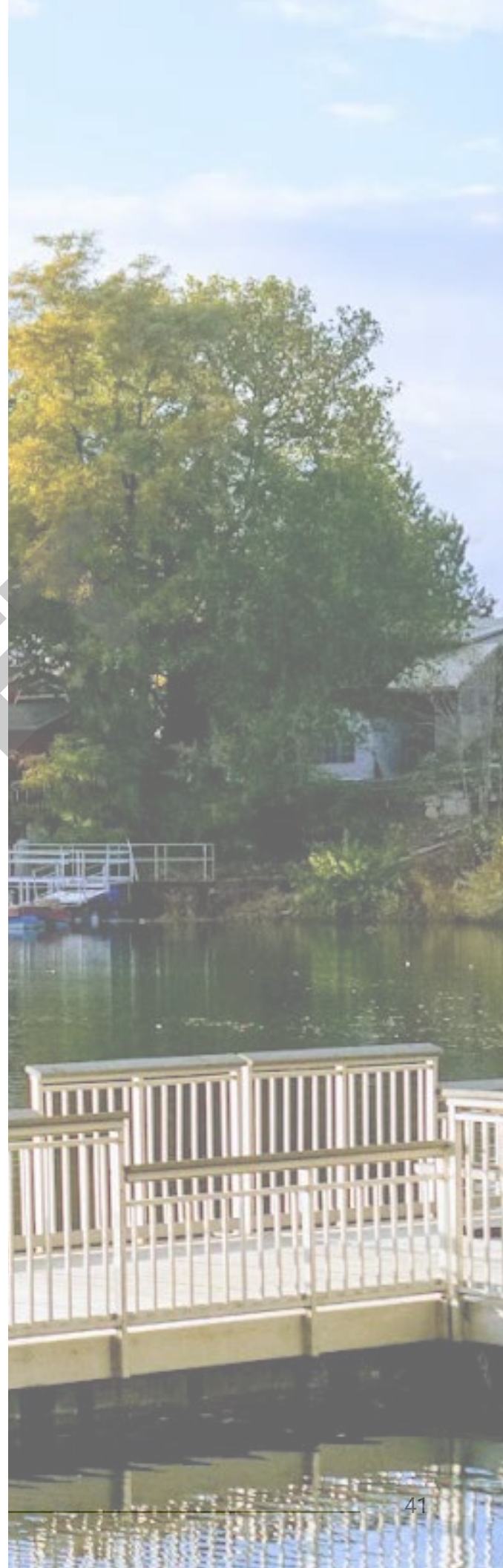
POLICY GUIDE TOPICS/ELEMENTS

The policy guide chapter contains eight sections that each represent a planning topic or element. The integrated nature of planning means there are many aspects that overlap and fit into multiple topics and elements.

1. Housing & Neighborhoods
2. Community Character
3. Transportation & Access
4. Parks & Trails
5. Economy & Fiscal Responsibility
6. Environmental Stewardship
7. Water Use & Preservation
8. Land Use & City Form

Additional elements of the General Plan that were adopted by the City as separate documents include:

1. Moderate Income Housing Plan
2. Station Area Plan



EXAMPLES OF IMPLEMENTATION STRATEGIES

- changes to zoning code;
- new or modified regulations/standards;
- specific incentives;
- partnerships;
- development agreements;
- service coordination agreements;
- identification/initiation of renewal/reinvestment areas.

4.2 POLICY GUIDE TERMINOLOGY

GOALS

Goals reflect an aspirational direction or outcome that is desired by the community. Goals are typically achieved through incremental and long-term implementation.

OBJECTIVES

Objectives focus on the outcomes the city is trying to achieve, which are tied to the overall goal(s) and can include specific metrics/indicators toward accomplishment or progress. “What do we want to achieve?”

POLICIES & STRATEGIES

Policies are more specific statements that reflect a preferred action or perspective. They relate back to the overarching goal/aspirational statement. Policies provide guidance for making decisions and for compliance with the General Plan vision.

Strategies can function as catalysts for achieving the goals. Strategies are a launching point for implementing new ordinances, new policies, or for making changes to existing ordinances, programs, capital improvements/investments, or other city policies and implementation mechanisms. Strategies describe the “how” and are more action-oriented than goal-oriented. They describe ways to make progress toward the goals and objectives. Many strategies will work to achieve more than one goal or individual objective.

4.3 PLANNING & POLICY GUIDANCE

As communities grow and change, their planning policies and guiding plans may need to change as well. Many of the ideas and policies of previous plans are still relevant and have been incorporated into this General Plan. It is Clearfield's policy to:

Continue to implement programs and ideas developed by previous studies and plans that are compatible with the vision, values, and framework of the current plan.

REVIEW & REVISION OF THE POLICY GUIDE

All of the identified strategies may not be used, accomplished, or implemented. Impacts such as costs, timing, or changing priorities may alter or nullify the feasibility of a strategy. Additionally, new strategies may be identified in the future.



4.4 OVERARCHING GOALS

The following overall community goals reflect and support the City's vision, ambitions, and aspirations for the future, which guide the objectives, policies, and strategies for each topic or element.

HOUSING & NEIGHBORHOODS

Clearfield aspires to have a mix of housing choices available in walkable neighborhoods that are well-served by open space and recreational amenities and provide easy access to retail, transit options, services, and employment opportunities via multiple modes of transportation.

COMMUNITY CHARACTER

Clearfield seeks to foster community engagement to help retain a unique and distinguishable community character, showcasing the tangible and intangible attributes of its heritage and neighborhoods.

TRANSPORTATION & ACCESS

Clearfield aims to have a safe and connected multi-modal transportation network to offer the community access to opportunities, foster a high quality of life, and support sustainable, happy, and healthy neighborhoods.

PARKS & TRAILS

Clearfield aspires to provide opportunities for all residents to enjoy a high quality of life, good physical and mental health, safety, and community and individual wellbeing through the consistent and equitable improvement and maintenance of the City's infrastructure, amenities, and services..

ECONOMY & FISCAL RESPONSIBILITY

Clearfield aims to have a robust economy that produces a diverse revenue stream for the City, supporting livability, community wellbeing, and offering amenities and services that create a vibrant, healthy city.

ENVIRONMENTAL STEWARDSHIP

Clearfield aspires to improve and protect the natural environment, conserve natural resources, and facilitate sustainable land use and development patterns.

WATER USE & PRESERVATION

in process

LAND USE & CITY FORM

Clearfield strives to facilitate uses and urban form geared toward improved livability and vibrancy in existing, emerging, and evolving neighborhoods as the city continues to develop amidst regional growth and change.

OVERARCHING ASPIRATIONS OF RELATED GENERAL PLAN ELEMENTS

MODERATE INCOME HOUSING

Clearfield aims to provide a variety of housing opportunities, including moderate income housing, that meets the needs of people of various income levels and allows them to benefit from and fully participate in all aspects of neighborhood and community life.

STATION AREA PLAN


to be updated





CHAPTER 5: POLICY GUIDE

Review Draft - April/2025



HOUSING & NEIGHBORHOODS OVERALL GOAL

Clearfield aspires to have a mix of housing choices available in walkable neighborhoods that are well-served by open space and recreational amenities and provide easy access to retail, transit options, services, and employment opportunities via multiple modes of transportation.

5.1 HOUSING & NEIGHBORHOODS

HOUSING & NEIGHBORHOODS - OVERALL GOAL

Clearfield aspires to have a mix of housing choices available in walkable neighborhoods that are well-served by open space and recreational amenities and provide easy access to retail, transit options, services, and employment opportunities via multiple modes of transportation.

HOUSING & NEIGHBORHOODS - OBJECTIVES

Four objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Housing and Neighborhoods.

1. Provide a range of housing types and neighborhoods to the Clearfield community.
2. Support the integration of compatible housing types within neighborhoods to encourage attainable and affordable neighborhoods that meet the needs of different generations and socioeconomic groups.
3. Keep the quality and quantity of neighborhood amenities in pace with new development and redevelopment.
4. Enhance and expand the amenities available to the Clearfield community, for residents as well as the daytime population of employees.

KEY TERMS

AFFORDABLE HOUSING

Housing is generally considered to be “affordable” when a household’s total housing costs (i.e., mortgage, rent, mortgage or rental insurance, utilities, etc.) are less than 30% of the household’s gross monthly income. While the term is often used in conjunction with low- and moderate-income housing initiatives, the 30% target is considered a useful measure for any income level.

ATTAINABLE HOUSING

Attainable housing is often used to refer to a variety of housing types targeted to households earning between 80% and 120% of the Area Median Income (AMI). Many of these households include those employed in essential sectors that have stagnant wages such as teachers, police officers, hospital support staff, and delivery workers. These households do not qualify for subsidized housing, but are sometimes priced out of the typical market rate housing options available in the community where they work.

DAYTIME POPULATION

Daytime population is used to describe the number of people present in an area, such as a city or urban area, during normal (daytime) business hours. This includes residents and commuters from areas outside the city or urban area. By contrast, the resident population refers to the people who live in the city and are present outside of normal business hours. Daytime population can be used to evaluate the consumer base of a city and understand the amenities and services needed to attract and retain this additional population.

RELEVANT VISION INITIATIVES

Initiative #1: Focused, Centered, & Balanced Growth

Initiative #2: Connected Community

Initiative #3: Community Wellbeing & Quality of Life

Initiative #4: Resilient City

HOUSING & NEIGHBORHOODS - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the four objectives and overall goal for Housing and Neighborhoods.

HN-1: Use housing inventory data to:

- Maintain awareness of Clearfield's housing diversity
- Identify under-represented housing types.

HN-2: Define guidelines for strategic and compatible infill development to spur revitalization while respecting the unique character and pride of Clearfield's historic neighborhoods.

HN-3: Prioritize the integration of affordable and attainable housing options near and within Clearfield's key growth centers to enhance access to amenities, services, and transportation options.

HN-4: Modify land use and design regulations, as warranted, to support:

- Clearfield's long-term housing plans, which are geared toward diversifying the housing types in the community to support affordability and the ability to live or continue living in the community through various housing life cycle stages.
- Context-sensitive development patterns for infill and redevelopment projects, including newer housing types within existing neighborhoods
- Integration of under-represented residential housing types into compatible neighborhoods.
- A mix of housing types for both home ownership and rental options.

HN-5: Continue to evaluate the City's form-based code and zoning, and modify as needed, to ensure the success of Clearfield's growth centers and to facilitate compatible transitions to adjacent neighborhoods.

HN-6: Evaluate and update, as warranted, design guidelines for medium and higher density developments that establish compatibility with the surrounding context.

HN-7: Continue to collaborate with regional partners to promote healthy and active neighborhood environments and ensure access to essential services for residents of all ages, incomes, and abilities.

HN-8: Evaluate and identify neighborhoods where detached ADUs may best be integrated as a strategy to expand affordable housing options.





COMMUNITY CHARACTER OVERALL GOAL

Clearfield seeks to foster community engagement to help retain a unique and distinguishable community character, showcasing the tangible and intangible attributes of its heritage and neighborhoods.

5.2 COMMUNITY CHARACTER

COMMUNITY CHARACTER - OVERALL GOAL

Clearfield seeks to foster community engagement to help retain a unique and distinguishable community character, showcasing the tangible and intangible attributes of its heritage and neighborhoods.

COMMUNITY CHARACTER - OBJECTIVES

Four objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Community Character.

1. Communicate and celebrate Clearfield's heritage and history.
2. Foster community health, happiness, and wellbeing.
3. Preserve the cultural and historic resources important to the Clearfield community.
4. Maintain and enhance the City's neighborhoods.

KEY TERMS

TANGIBLE/INTANGIBLE ATTRIBUTES

In the context of a neighborhood, tangible attributes are physical, concrete elements like buildings, streets, and parks, while intangible attributes are abstract qualities like community spirit, and sense of place.

WELLBEING

Wellbeing involves different factors that influence the economic, social, and environmental aspects of people's daily lives. Connection with nature, community engagement, physical and mental health, safety, and environmental quality all contribute to an individual's wellbeing as well as the wellbeing of the community as a whole.

RELEVANT VISION INITIATIVES

Initiative #1: Focused, Centered, & Balanced Growth

Initiative #2: Connected Community

Initiative #3: Community Wellbeing & Quality of Life

Initiative #4: Resilient City

COMMUNITY CHARACTER - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the overall goal and four objectives for Community Character.

CC-1: Establish a city-wide beautification program that is geared toward celebrating Clearfield's different neighborhoods.

CC-2: Conduct an inventory to identify and map sites and locations that tell the story of Clearfield.

CC-3: Consider an honorary landmark registry to recognize important sites and structures.

CC-4: Consider allowing increased development opportunities and flexibility when a project agrees to preserve and maintain a historic structure or resource.

CC-5: Communicate information regarding various funding resources for the preservation and rehabilitation of historic sites, including state and federal tax credits, low-interest loans, and grant opportunities from public and private organizations.

CC-6: Establish a digital walking tour and/or StoryMap of key sites and landmarks in Clearfield.

CC-7: Apply for the Healthy Utah Community designation.

CC-8: Continue to support a community garden program and facilitate the temporary use of underutilized spaces, vacant lots, and/or excess surface parking lots for urban gardens, which can help improve food security and enhance community engagement.

CC-9: Participate in the Utah Wellbeing Project and community surveys conducted by Utah State University [<https://www.usu.edu/utah-wellbeing-project/>]





PARKS & TRAILS OVERALL GOAL

Clearfield aspires to provide opportunities for all residents to enjoy a high quality of life, good physical and mental health, safety, and community and individual wellbeing through the consistent and equitable improvement and maintenance of the City's infrastructure, amenities, and services.

5.3 PARKS & TRAILS

PARKS & TRAILS - OVERALL GOAL

Clearfield aspires to provide opportunities for all residents to enjoy a high quality of life, good physical and mental health, safety, and community and individual wellbeing through the consistent and equitable improvement and maintenance of the City's infrastructure, amenities, and services.

PARKS & TRAILS - OBJECTIVES

Three objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Parks and Trails.

1. Create an interconnected public open space system that is safe, convenient, and comfortable to access by walking, biking, and other active forms of transportation.
2. Ensure that the provision of open spaces, parks, and recreational trails keeps pace with the growth and evolution of the community.
3. Expand and enhance the recreational trail system and user experience in Clearfield and provide regional trail connections.

KEY TERMS

RECREATIONAL TRAIL/SHARED USE PATH

Recreational trails or shared use paths are pathways for use by pedestrians and bicyclists that are separate from the street and sidewalk network of the City. Generally, urban recreational trails are for use by non-motorized methods of transportation.

WAYFINDING

Wayfinding is a method of providing information that guides people to and through a place, while also enhancing their understanding and experience of the spaces. It can be in the form of directional and informational signs, exhibits, and features.

RELEVANT VISION INITIATIVES

Initiative #2: Connected Community

Initiative #3: Community Wellbeing & Quality of Life

Initiative #4: Resilient City

PARKS & TRAILS - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the three objectives and overall goal for Parks and Trails.

PT-1: Continue to prioritize the preservation, maintenance, and improvement of Clearfield's existing parks, open spaces, and trails system.

PT-2: Evaluate and consider opportunities that may arise to preserve areas as open space and create additional green spaces throughout Clearfield.

PT-3: Continue to support opportunities for residents to be physically active and ensure safe, comfortable, and convenient access to open space and recreation options.

PT-4: Provide a diversity of features and amenities at Clearfield's parks and open spaces to appeal to a wide range of ages and abilities, maintain interest over time, and offer unique opportunities to be outdoors and physically active.

PT-5: Facilitate public and private partnerships to increase the diversity and range of open spaces, parks, and amenities available to the community.

PT-6: Evaluate, and update as relevant, the open space and amenity requirements for new developments to ensure these spaces provide benefits and are well-maintained.

PT-7: Continue to implement the trails master plan.

PT-8: Continue to coordinate with the Davis and Weber Counties Canal Company to facilitate the implementation of trail opportunities.

PT-9: Provide additional connections and trailheads to existing recreational trails as opportunities arise.

PT-10: Establish requirements for providing trail and trailhead amenities as new trails are constructed and existing trails are improved. Amenities may include, but are not limited to, lighting, shade trees, benches, shade structures, restrooms, water fountains, and pet stations (waste disposal, drinking fountains, and spray hoses).

PT-11: Incorporate wayfinding and information signage, viewpoints, and education displays into the city's open space system of trails and parks, including the distance and direction between different routes and destinations.





ECONOMY & FISCAL RESPONSIBILITY OVERALL GOAL

Clearfield aims to have a robust economy that produces a diverse revenue stream for the City, supporting livability, community wellbeing, and offering amenities and services that create a vibrant, healthy city.

5.4 ECONOMY & FISCAL RESPONSIBILITY

ECONOMY & FISCAL RESPONSIBILITY - OVERALL GOAL

Clearfield aims to have a robust economy that produces a diverse revenue stream for the City, supporting livability, community wellbeing, and offering amenities and services that create a vibrant, healthy city.

ECONOMY & FISCAL RESPONSIBILITY - OBJECTIVES

Five objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Economy and Fiscal Responsibility.

1. Maintain Clearfield's status as a leading employment and jobs center in Davis County and the State of Utah.
2. Continue to enhance the partnership with Hill Air Force Base and the MIDA Falcon Hill Aerospace Research Park.
3. Strengthen the City's pursuit of innovation, creativity, and forward-thinking ideas.
4. Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering space.
5. Foster and retain the City's diverse range of businesses and commercial enterprises.
6. Continue to support Clearfield's competitiveness in the regional economy with a well-maintained transportation system and infrastructure that balances freight access with multimodal connectivity.

KEY TERMS

FISCAL RESPONSIBILITY

In simple terms, fiscal responsibility means using money wisely. A local government is responsible for addressing the needs and desires of its citizens while not spending more money than it takes in. To be fiscally responsible, the local government must manage public funds efficiently and ethically while providing amenities and essential services. When a government has multiple types and sources of revenue it does not need to rely solely on taxing its citizens to meet its obligations. This provides longer-term financial stability.

MIDA

Created in 2007, the Military Installation Development Authority (MIDA) is a State of Utah entity that works closely with the military, private enterprises, and local governments to promote economic development and military initiatives. The Falcon Hill Aerospace Research Park at Hill Air Force Base is a MIDA project area and one of the largest economic development projects in Utah.

<https://midaut.org/>

RELEVANT VISION INITIATIVES

Initiative #1: Focused, Centered, & Balanced Growth

Initiative #2: Connected Community

Initiative #3: Community Wellbeing & Quality of Life

Initiative #4: Resilient City

ECONOMY & FISCAL RESPONSIBILITY - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the six objectives and overall goal for Economy and Fiscal Responsibility.

EF-1: Continue to seek out and encourage new employment opportunities and commercial businesses and support the expansion of existing entities in the City's growth centers.

EF-2: Encourage the location and/or expansion of smaller-scale, innovative, and creative businesses in Clearfield's centers, especially those that can leverage the context of Clearfield's existing economic sectors (e.g., defense industry, aerospace, technology, and warehousing).

EF-3: Facilitate both public and private development in Clearfield's centers, leveraging options such as public, non-profit, and private grants, as well as matching funds programs.

EF-4: Increase and improve the connections to the City's job centers.

EF-5: Facilitate the success of businesses in the City's centers with right-sized parking strategies and electric vehicle infrastructure.

EF-6: Explore modifications to regulations to support the success of smaller properties and small footprint business entities in Downtown Clearfield.

EF-7: Support efforts that may lead to more living wage, family-sustaining job opportunities in Clearfield.

EF-8: Use special area tax and financing tools, such as Community Reinvestment Areas (CRA), to:

- Attract commercial uses and increase employment opportunities in combination with housing in the City's centers and neighborhood mixed-use nodes;
- Highlight and prioritize targeted redevelopment areas as opportunities to revitalize these places to become unique gathering spaces and centers of activity.

EF-9: Create an economic development plan that:

- Identifies short- and mid-term objectives and strategies for diversifying and expanding Clearfield's economy;
- Provides a market snapshot of Clearfield's strengths and gaps;
- Targets specific economic sectors that could relocate to Clearfield or expand an existing presence in Clearfield.

EF-10: Make data-driven decisions related to business and economic development opportunities.





TRANSPORTATION & ACCESS OVERALL GOAL

Clearfield aims to have a safe and connected multi modal transportation network to offer the community access to opportunities, foster a high quality of life, and support vibrant, healthy neighborhoods.

5.5 TRANSPORTATION & ACCESS

TRANSPORTATION & ACCESS - OVERALL GOAL

Clearfield aims to have a safe and connected multi-modal transportation network to offer the community access to opportunities, foster a high quality of life, and support sustainable, happy, and healthy neighborhoods.

TRANSPORTATION & ACCESS - OBJECTIVES

Five objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Transportation and Access.

1. Promote the enhancement of all modes of transportation throughout the City to support regional connections to destinations in the Salt Lake and Ogden/Clearfield metropolitan areas.
2. Focus design requirements and investments on multi-modal transportation projects that support the planned growth in the City's key centers and promote citywide connections and economic resilience.
3. Provide easy connections via multiple modes to community amenities, services, and jobs for residents, daytime employees, and visitors by working to improve the transportation network.
4. Preserve and enhance the City's main corridors by defining each corridor's key functions and focusing on transportation investment accordingly.
5. Make Clearfield City more comfortable and attractive for pedestrians and bicyclists, with a focus on safety for all users.

KEY TERMS

MULTI-MODAL

Multi-modal transportation refers to multiple types and ways to get around Clearfield. For example, driving a car, taking the bus, walking, using a wheelchair, riding a scooter or bike, or grabbing a ride from a friend, family-member, or ride-share service.

SAFE ROUTES TO SCHOOL

One of the primary goals of the UDOT Traffic and Safety Division is to improve safety in the areas surrounding schools. With increased traffic congestion around schools, students who choose to walk or bike have limited safe routes, which discourages this healthy activity. A Safe Routes to School (SRTS) program has been implemented statewide. This program provides funding for both infrastructure improvements and educational programs to promote safe walking and bicycling to and from elementary, middle, and junior high schools. A key part of Utah's SRTS program is the Safe Routes Utah Program [<https://saferoutes.utah.gov/>].

The goal of Safe Routes Utah is to help children get to and from school safely while motivating children to experience the benefits of walking or biking to school.

UDOT

Utah Department of Transportation

UTA

Utah Transit Authority

WFRC

Wasatch Front Regional Council

RELEVANT VISION INITIATIVES

Initiative #1: Focused, Centered, & Balanced Growth

Initiative #2: Connected Community

Initiative #3: Community Wellbeing & Quality of Life

Initiative #4: Resilient City

TRANSPORTATION & ACCESS - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the five objectives and overall goal for Transportation and Access.

TA-1: Provide safe and efficient movement of people and goods within and through the city, and to regional transportation connections and/or destinations.

- Strive for a balanced, context-sensitive set of major corridors that manage congestion in a way that is supportive of businesses and allows efficient travel while not compromising overall quality of life.
- Improve connectivity in Clearfield in areas that have maintenance investment needs, facility gaps, high delays, multimodal safety barriers, or a combination of these conditions.

TA-2: Continue to coordinate on multi-modal transportation projects with nearby jurisdictions and regional partners and stakeholders, including UDOT, UTA, WFRC, and Davis County. This may include:

- Roadway projects that improve functionality and connections
- Freight connectivity projects that balance the needs of freight traffic with multimodal safety and mobility
- Active transportation projects that improve and expand the regional network
- Integrated transit planning and projects to facilitate improved transit connections within and between Clearfield and the regional network
- Safety projects identified in the WFRC Comprehensive Safety Action Plan and other regional planning efforts

TA-3: Continue to support cross-city multi-modal travel by improving routes and connections at key areas, including:

- Clearfield FrontRunner Station
- Freeport Center
- Downtown Clearfield
- Parks, Open Spaces, and Schools
- Transportation barrier crossings, such as I-15 overpasses; rail tracks; bridges; and major roadways

TA-4: Ensure the parking, access, and multi-modal transportation options for housing in centers are designed to be safe and convenient while minimizing impacts on surrounding neighborhoods.

TA-5: Continue to evaluate additional strategies and standards for parking policies city-wide that reduce extraneous amounts of land used only for parking, referring to the parking study conducted in 2022. These additional strategies may include, but are not limited to:

- Shared parking standards,
- Reduction of minimum parking requirements,
- The use of maximum parking requirements in designated “centers”, and
- The opportunity to count on-street parking toward parking requirements for uses associated with short-term parking, such as ground floor retail, in specific areas.





TA-6: Continue to collaborate with UDOT on implementing context-sensitive design solutions to the major corridors connecting to and through Clearfield, which contribute to local and regional impressions of Clearfield's community character.

TA-7: Continue to develop and implement context-appropriate streetscape requirements throughout the city's road network to consistently improve the public realm and physical character of Clearfield. Streetscape improvements include, but are not limited to, street trees, landscaping, sidewalks, furnishings, lighting, and on-street or separated bike lanes.

TA-8: Continue to support the expansion of each school's **Safe Routes to School (SRTS)** coverage by working to make any route a safe route.

TA-9: Support the success of various destinations in Clearfield by creating high-quality, comfortable, and safe routes geared toward walking, biking, and other forms of active transportation. Enhance the safety and experience of active transportation travel by:

- Using sufficient signage and/or pavement markings for on-street bike lanes and routes;
- Coordinating implementation of on-street bike lanes with proposed streetscape and roadway projects. This should include prioritization of separated bicycle facilities where feasible to improve comfort and safety for bicyclists traveling locally and regionally.
- Prioritization and implementation of sidewalk improvements and filling sidewalk gaps on high-use routes.

TA-10: Continue to advance the initiatives of the North Davis Active Transportation Implementation Plan.





ENVIRONMENTAL STEWARDSHIP OVERALL GOAL

Clearfield aspires to improve and protect the natural environment, conserve natural resources, and facilitate sustainable land use and development patterns.

5.6 ENVIRONMENTAL STEWARDSHIP

ENVIRONMENTAL STEWARDSHIP - OVERALL GOAL

Clearfield aspires to improve and protect the natural environment, conserve natural resources, and facilitate sustainable land use and development patterns.

ENVIRONMENTAL STEWARDSHIP - OBJECTIVES

Three objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Environmental Stewardship.

1. Aim to improve the air quality in Clearfield and have improved air quality in the metro region.
2. Protect the natural features and resources important to the Clearfield community.
3. Maintain Clearfield's Tree City USA status.

KEY TERMS

GREEN INFRASTRUCTURE

When rain or snow hits the ground, it can pick up trash, chemicals, and other pollutants as it flows into storm drains and out into local streams, rivers, and lakes. Green infrastructure uses filtration, infiltration, and evapotranspiration to treat and soak up rainwater where it falls. Communities can invest in green infrastructure solutions like swales, rain gardens, planter boxes, green roofs, and permeable pavements to help reduce and treat stormwater instead of funneling it into storm drains.

SWALES

Swales are stormwater runoff systems that provide an alternative to traditional storm sewers. They are commonly placed in long narrow spaces in urban areas. Swales are well suited for treating stormwater from highways, residential roads, and parking lots. Bioswales are open channels that use vegetation or mulch to slow, filter and treat stormwater as it flows through a shallow channel or trench.

TREE CITY USA

Tree City USA, started in 1976, is one of the Arbor Day Foundation's oldest programs. The Tree City USA program provides communities with an avenue to celebrate their work, showing residents, visitors, and the entire country that they're committed to the mission of environmental change. Arbor Day, the nation's tree planting holiday, was first celebrated in 1872. The Arbor Day Foundation was created 100 years later to carry out its mission on a year-round basis. <https://www.arborday.org/programs/treecityusa/>

Clearfield was first recognized as a Tree City USA in 1993.

RELEVANT VISION INITIATIVES

Initiative #3: Community
Wellbeing & Quality of Life

Initiative #4: Resilient City

ENVIRONMENTAL STEWARDSHIP - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the three objectives and overall goal for Environmental Stewardship.

ES-1: Continue to “green the city” by supporting a healthy tree canopy city-wide. Work to expand the location of trees, increase the number of trees, and diversify the urban forest.

ES-2: Be a leader in water conservation while continuing to ensure all residents and businesses have access to a sufficient, clean, sustainable, and affordable water supply.

ES-3: Continue to evaluate the city’s development standards, and modify as needed, to minimize, mitigate, or avoid negative impacts on Clearfield’s natural resources, including water supply, water quality, surface waterways, and air quality.

ES-4: Follow and implement stormwater best practices that meet or exceed state requirements and promote the use of Low impact development (LID) design practices.

ES-5: Expand/update the city’s portfolio of design standards for water conservation and green infrastructure as warranted. These may include standards for low-water landscaping, permeable paving, drainage swales, landscaped parking areas, and other similar features.

ES-6: Be a leader in energy conservation methods through development standards.





An aerial photograph of a city, likely San Antonio, showing a mix of residential, commercial, and institutional buildings. A large, semi-transparent orange rectangle covers the majority of the image. Overlaid on this rectangle is the word 'DRAFT' in a large, light blue, sans-serif font, oriented diagonally from the bottom-left towards the top-right. Centered within the orange rectangle is the chapter title in white, bold, sans-serif capital letters.

CHAPTER 6: LAND USE & CITY FORM

Review Draft - April/2025



LAND USE & CITY FORM OVERALL GOAL

Clearfield strives to facilitate uses and an urban form geared toward improved livability and vibrancy in existing, emerging, and evolving neighborhoods as the city continues to develop amidst regional growth and change.

6.1 INTRODUCTION

The Land Use & City Form chapter provides the framework for future development in Clearfield. It establishes general guidelines for the desired pattern and intensity of development to ensure future growth supports the goals and policies of the General Plan and the City's long-term vision.

LAND USE & CITY FORM - OVERALL GOAL

Clearfield strives to facilitate uses and an urban form geared toward improved livability and vibrancy in existing, emerging, and evolving neighborhoods as the city continues to develop amidst regional growth and change.

AREAS OF STABILITY/AREAS OF TRANSITION

Most parts of the City are relatively stable, with little changes in land use anticipated. Infill development that emerges should be compatible with and complementary to the existing development pattern.

Some areas of the City are more dynamic and present opportunities for continued transition. In some areas the reinvestment and change are more moderate while in other areas major changes are envisioned. Many of these areas are intended to transition toward a more walkable development pattern with a mix of uses and intensities.



6.2 THE FUTURE LAND USE MAP

WHAT IS THE FUTURE LAND USE (FLU) MAP?

The Future Land Use (FLU) Map helps provide a visual understanding of where and how growth, development, and change should - or should not - be accommodated over the next 10 to 20 years. The FLU Map is a visual tool for helping the goals, objectives, policies, and strategies of the General Plan elements be realized.

The FLU map is not a zoning map. It does not regulate uses or requirements for a particular site. The FLU Map reflects, in a general way, the desired form and pattern of future land use and development.

HOW IS THE FUTURE LAND USE (FLU) MAP USED?

The FLU Map is used as a decision-making framework by the city for things such as rezoning, community facilities, parks & open spaces, economic development, and infrastructure improvements.

When requests are made for changes to the zoning map or zoning ordinance, the FLU Map is a guide for ensuring changes are consistent with the policies set forth in the General Plan.

FUTURE USE TYPES

The framework for future development is organized into three primary use types. Each use type group plays an important role in helping Clearfield guide development in a way that works to achieve the vision of the General Plan.

1. Housing & Neighborhoods
2. Centers
3. Community Spaces

The boundaries and areas of the FLU Map reaffirm the objectives of ongoing land use planning efforts – that development intensity should be focused on Clearfield’s Downtown and Clearfield Station areas. This direction has been established by the previous general plan, downtown planning, station area plan, and the Downtown Form-Based Code.



6.3 HOUSING & NEIGHBORHOODS

INTRODUCTION

The Housing & Neighborhood areas of Clearfield offer opportunities for a range of lot sizes and configurations that support a variety of home sizes, styles, and types throughout the community.

The Housing & Neighborhood Future Land Use group includes three base categories and two overlays:

- Neighborhood Residential
- Transitional Residential
- Urban Residential
- Historic Neighborhood Overlay
- Conservation Overlay

6.3.1 NEIGHBORHOOD RESIDENTIAL

ABOUT THIS CATEGORY

The Neighborhood Residential areas of Clearfield offer opportunities for residential lots in conventional neighborhood developments. Areas may also include clustered developments that offer shared open spaces or protect sensitive areas or productive agricultural uses.

DEVELOPMENT PATTERN & FORM

TYPICAL LOT SIZES

7,000 sq. ft. and larger for conventional;
5,000 sq. ft. and larger for conservation style
development. Medium to large sized lots.

BUILDING FORM

1 to 2 stories

BUILDING TYPE

A typical home for this category would be a detached
single-family dwelling or duplex on individual lots or in a
garden court style of development.

CORRESPONDING ZONES

A-1; A-2

R-1-9; R-1-8; R-1-6; R-1-O



6.3.2 TRANSITIONAL RESIDENTIAL

ABOUT THIS CATEGORY

The Transitional Residential areas of Clearfield offer opportunities for infill and redevelopment, as well as locations where a transitional buffer between less intense neighborhoods and more intense urban residential neighborhoods or centers is desired.

DEVELOPMENT PATTERN & FORM

TYPICAL LOT SIZES

3,500 sq. ft. to 7,000 sq. ft.

Small-sized lots for single-family dwellings/ duplexes or complexes of attached single-family or multi-family dwellings on various lot sizes.

BUILDING FORM

2 to 3 stories

BUILDING TYPE

A typical home for this category would be a detached single-family dwelling, an attached single-family dwelling (Townhome) with up to six units/structure, or a duplex, tri-plex, or four-plex.

CORRESPONDING ZONES

R-M; R-2; FBC-TR

Potential new zones: small lot single-family; townhome development; residential infill



6.3.3 URBAN RESIDENTIAL

ABOUT THIS CATEGORY

The Urban Residential areas of Clearfield offer opportunities for residential complexes and higher intensity neighborhoods outside of the City's centers and mixed use areas.

DEVELOPMENT PATTERN & FORM

TYPICAL LOT SIZES

Varies

BUILDING FORM

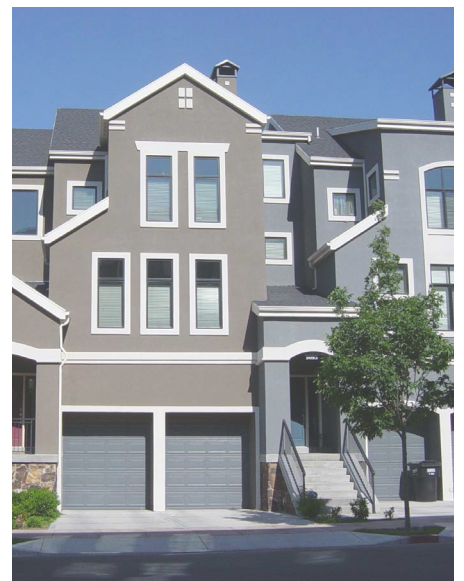
3 to 5 stories

BUILDING TYPE

A typical home for this category would be an attached single-family dwelling (Townhome) of three or more units/structure, a duplex, tri-plex, four-plex, or stacked apartment buildings.

CORRESPONDING ZONES

R-2; R-3; R-3-R; D-R



6.3.5 NEIGHBORHOOD OVERLAYS

HISTORIC NEIGHBORHOOD OVERLAY

The Historic Neighborhood Overlay areas of Clearfield represent conventional WWII and post-WWII neighborhood development patterns. These areas have a mix of residential lots that support home sizes, styles, and types that are compatible with the historic development pattern of the community.

The focus of this overlay is on celebrating the scale, massing, and form of Clearfield's historic residential neighborhoods and ensuring compatibility while also providing flexibility for new housing types and infill development. The overlay provides a contextual framework for developing compatibility design standards for infill and redevelopment.

CONSERVATION OVERLAY

The Conservation Overlay areas of Clearfield reflect specific areas where protection of agricultural uses, sensitive lands, and/or open spaces is recommended. These areas may overlay any of the base housing and neighborhood categories, and where a clustered development style is recommended as a conservation strategy.





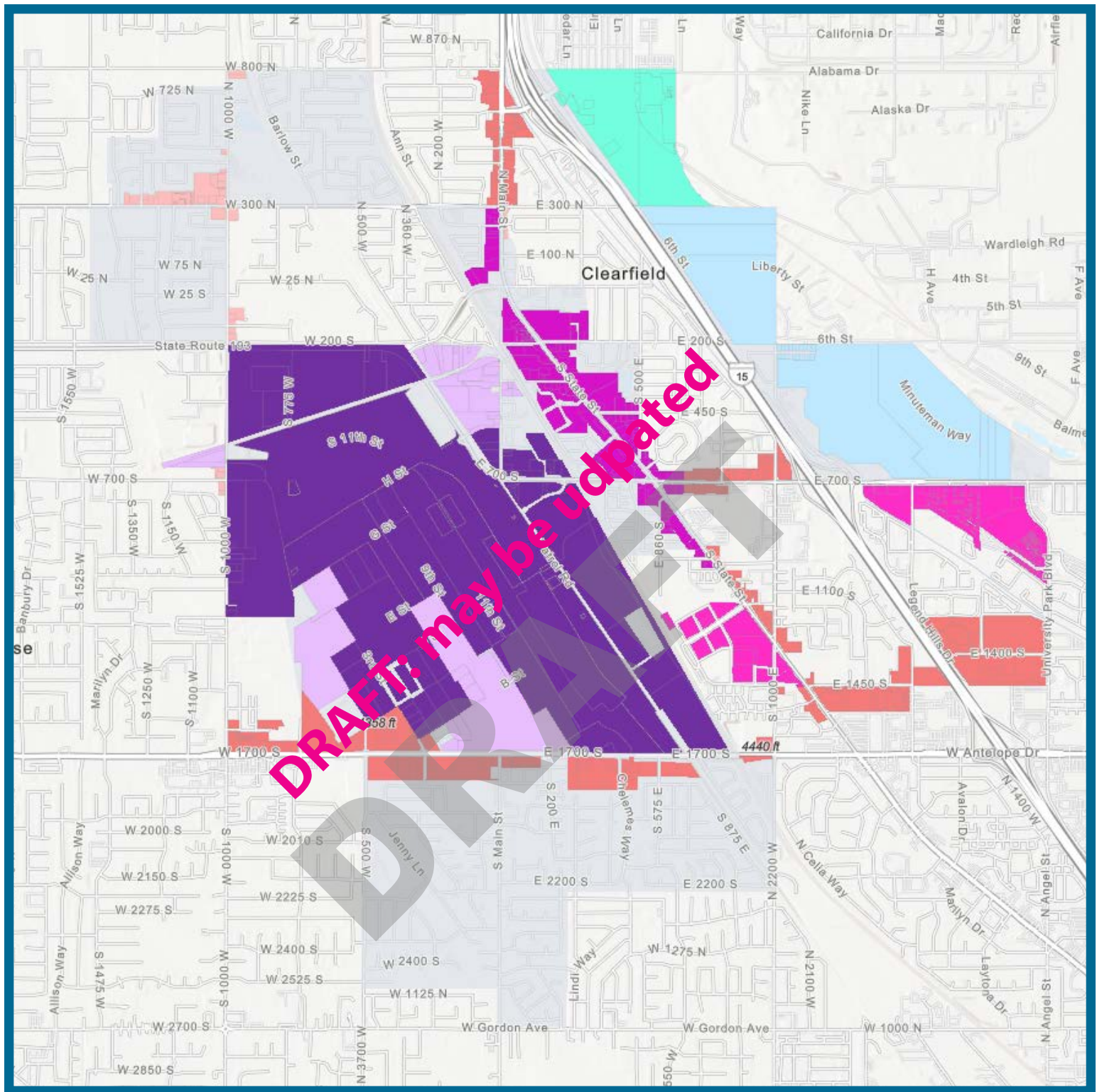
6.4 CENTERS

INTRODUCTION

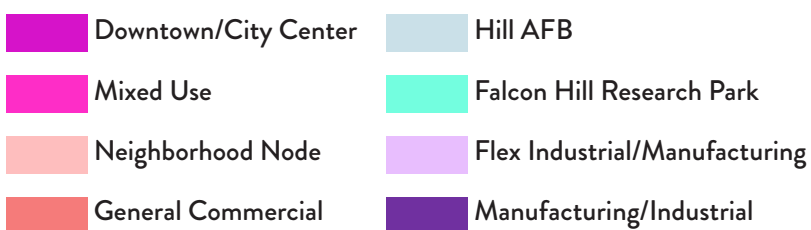
The areas designated as Centers offer opportunities for commercial, mixed-use, and employment uses in Clearfield. Mixed-use areas may be either vertical or horizontal in configuration or a combination of the two.

The Centers Future Land Use category includes eight categories:

- Downtown Clearfield
- Mixed Use
- Neighborhood Node
- General Commercial
- Hill AFB
- Falcon Hill Research Park
- Flex Industrial/Manufacturing
- Manufacturing/Industrial



(DRAFT) FUTURE LAND USE MAP: CENTERS



6.4.1 DOWNTOWN CLEARFIELD

ABOUT THIS CATEGORY

This area of Clearfield offers opportunities for a mix of residential, commercial, and civic uses located in Downtown Clearfield, both vertical and horizontal, that includes opportunities for office, entertainment, retail, restaurants, and medium-high to high density housing.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

Varies on sub-area; 3 to 5+ stories

BUILDING TYPE

A typical building for this category would be a vertical mixed-use structure, stacked apartment building, office building, or civic building.

CORRESPONDING ZONES

FBC ZONES: CC, UR, CV, TC, UC



6.4.2 MIXED USE

ABOUT THIS CATEGORY

The Mixed Use areas of Clearfield offers opportunities for a mix of residential and commercial uses, both vertical and horizontal, including opportunities for office, entertainment, retail, restaurants, and medium to medium-high density housing.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

3 to 5 stories

BUILDING TYPE

A typical building for this category would be a vertical mixed-use structure, stacked apartment building, office building, or civic building.

CORRESPONDING ZONES

MU



6.4.3 NEIGHBORHOOD NODE

ABOUT THIS CATEGORY

The Neighborhood Node areas of Clearfield offer opportunities for low intensity neighborhood support uses, such as small-scale and convenience retail, professional and medical offices, services, childcare, educational entities, and other daily need uses compatible with adjacent residential uses. Residential units may be incorporated into commercial developments when compatible in scale and form to the adjacent neighborhood and relevant FLU Category (typically Neighborhood or Transitional Residential areas).

These areas provide more flexibility for the configuration of future development and infill development rather than prescribing separate commercial and residential categories.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 3 stories

BUILDING TYPE

A typical building for this category would be a small to medium footprint retail, office, or commercial building; vertical mixed-use structure, or residential building compatible with the adjacent FLU category.

CORRESPONDING ZONES

FBC-TR; B-1; C-R; C-1



6.4.4 GENERAL COMMERCIAL

ABOUT THIS CATEGORY

The General Commercial areas are primarily for commercial activities, including office, entertainment, retail, and restaurants. A mix of medium density residential and commercial uses, both vertical and horizontal, are allowed but residential may not be developed without a commercial component.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 3 stories

BUILDING TYPE

A typical building for this category would be a medium to large footprint retail, office, or commercial building; vertical mixed-use structure, or residential building compatible with the adjacent FLU category.

CORRESPONDING ZONES

C-1; C-2; DR; FBC-CC



6.4.5 HILL AIR FORCE BASE

ABOUT THIS CATEGORY

These areas are for land occupied by Hill Air Force Base (HAFB) and used for ongoing military operations and training. Uses include HAFB housing/residential areas located inside the HAFB gate. Note that some areas associated with HAFB may be classified by another category based on expected or desired future use (e.g., Neighborhood Residential).

DEVELOPMENT PATTERN & FORM

BUILDING FORM

varies

BUILDING TYPE

varies

CORRESPONDING ZONES

HAFB



6.4.6 FALCON HILL

ABOUT THIS CATEGORY

The Falcon Hill category is for areas adjacent to HAFB and located outside of the HAFB gate and administered by the Military Installation Development Authority (MIDA), a State of Utah entity. The primary use of this land is a research park consisting of commercial and office activities.

Future development may also include other uses identified in the Falcon Hill Project Area Plan adopted and administered by MIDA.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

varies

BUILDING TYPE

varies

CORRESPONDING ZONES

HAFB



6.4.7 FLEX INDUSTRIAL/MANUFACTURING

ABOUT THIS CATEGORY

This category is for areas with an emphasis on small business employment and light industrial and/or manufacturing uses. This may include research and development, incubator businesses, wholesale trade and distribution, contractor yards, warehousing and fulfillment, smaller scale fabrication, production, and bulk retail businesses that are largely devoid of outdoor storage, nuisance factors and hazards. Support uses may include accessory office and retail. Residential uses may be allowed in a live/work context, either horizontal or vertical; residential may not be developed alone/separately. Special attention to design, screening, and buffering when adjacent to residential and mixed-use neighborhoods.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

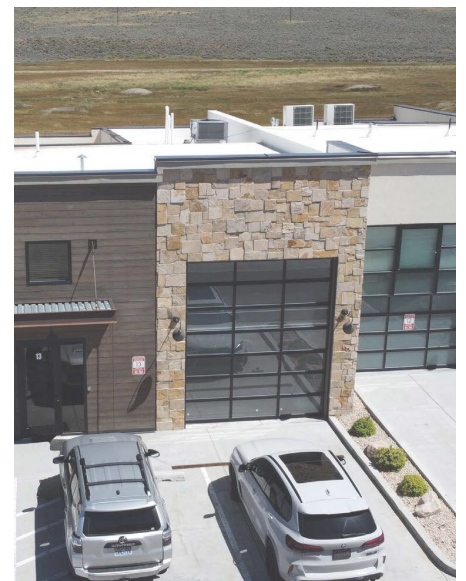
1 to 3 stories

BUILDING TYPE

A typical building for this category would be a small to medium footprint building that combines warehouse space with retail and/or office uses in approximately a 1:1 ratio of the space.

CORRESPONDING ZONES

Potential new zones: Flex Industrial; Creative Industry



6.4.8 MANUFACTURING/INDUSTRIAL

ABOUT THIS CATEGORY

This category is for areas with manufacturing-related activities that may have associated nuisance factors and hazards. Special attention to screening and buffering when adjacent to mixed- use. Other categories should be used to provide a buffer between manufacturing and residential when not separated by a street or other right-of-way.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 3 stories

BUILDING TYPE

A typical building for this category would be a medium to very large footprint building with high ceilings, multiple loading docks, and less than 20 percent of the building used as office space.

CORRESPONDING ZONES

M-1





6.5 COMMUNITY SPACES

INTRODUCTION

The areas designated as Community Spaces provide locations for an array of community-oriented uses, including necessary infrastructure, civic uses, and active and passive green spaces.

The Community Spaces Future Land Use category includes three base categories and one overlay:

- Open Spaces and Parks
- Community and Civic
- Utilities and Infrastructure
- Greenway Overlay

6.5.1 OPEN SPACES AND PARKS

ABOUT THIS CATEGORY

This category is for areas for current or future parks, active and passive open space, and trails. This may include linear parks and greenways where an easement is provided for community use. Open spaces may provide multiple functions.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 2 stories

BUILDING TYPE

A typical building for this category would be a small park/recreational support structure.

CORRESPONDING ZONES

P-F



6.5.2 COMMUNITY / CIVIC

ABOUT THIS CATEGORY

This category is for areas for current or future sports facilities, recreation centers, educational, and public service uses, such as libraries, police and fire stations, public works, and government facilities. Areas that are currently utilized as parks may be designated as a community / civic use if a future facility is envisioned or needed for an area.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

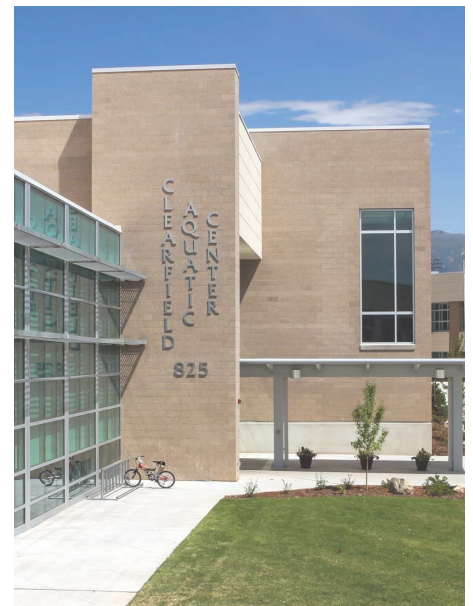
1 to 3 stories

BUILDING TYPE

A typical building for this category would be a recreational building, school, or other public institutional building.

CORRESPONDING ZONES

P-F



6.5.3 UTILITIES / INFRASTRUCTURE

ABOUT THIS CATEGORY

This category is for areas for current or future infrastructure, rights of way, and utilities to support the community. If an easement for community open space or recreational use is envisioned, these areas may be designated under the open spaces and parks category or using the Greenway Overlay.

DEVELOPMENT PATTERN & FORM

TYPICAL LOT SIZES

varies

BUILDING FORM

varies

BUILDING TYPE

A typical building for this category would be a small utility support structure.

CORRESPONDING ZONES

P-F



6.5.4 COMMUNITY SPACES OVERLAY

GREENWAY OVERLAY

The Greenway Overlay areas of Clearfield reflect specific areas where potential easements for future greenways or linear parks are desired or recommended. These areas may be used for local or regional trails, as active or passive open space, or to potentially function as firebreaks. These areas may have a variety of base future use designations from any of the three main categories.

