

# Clearfield General Plan: Update & Overview

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CITY COUNCIL WORK SESSION

JUNE 10, 2025

# Agenda Outline



Introduction & Planning Process



Key Themes & Priorities



General Plan Structure



Part One: Context & Vision



Part Two: Policy Guide & Plan Elements



Future Land Use Map & Categories



Next Steps

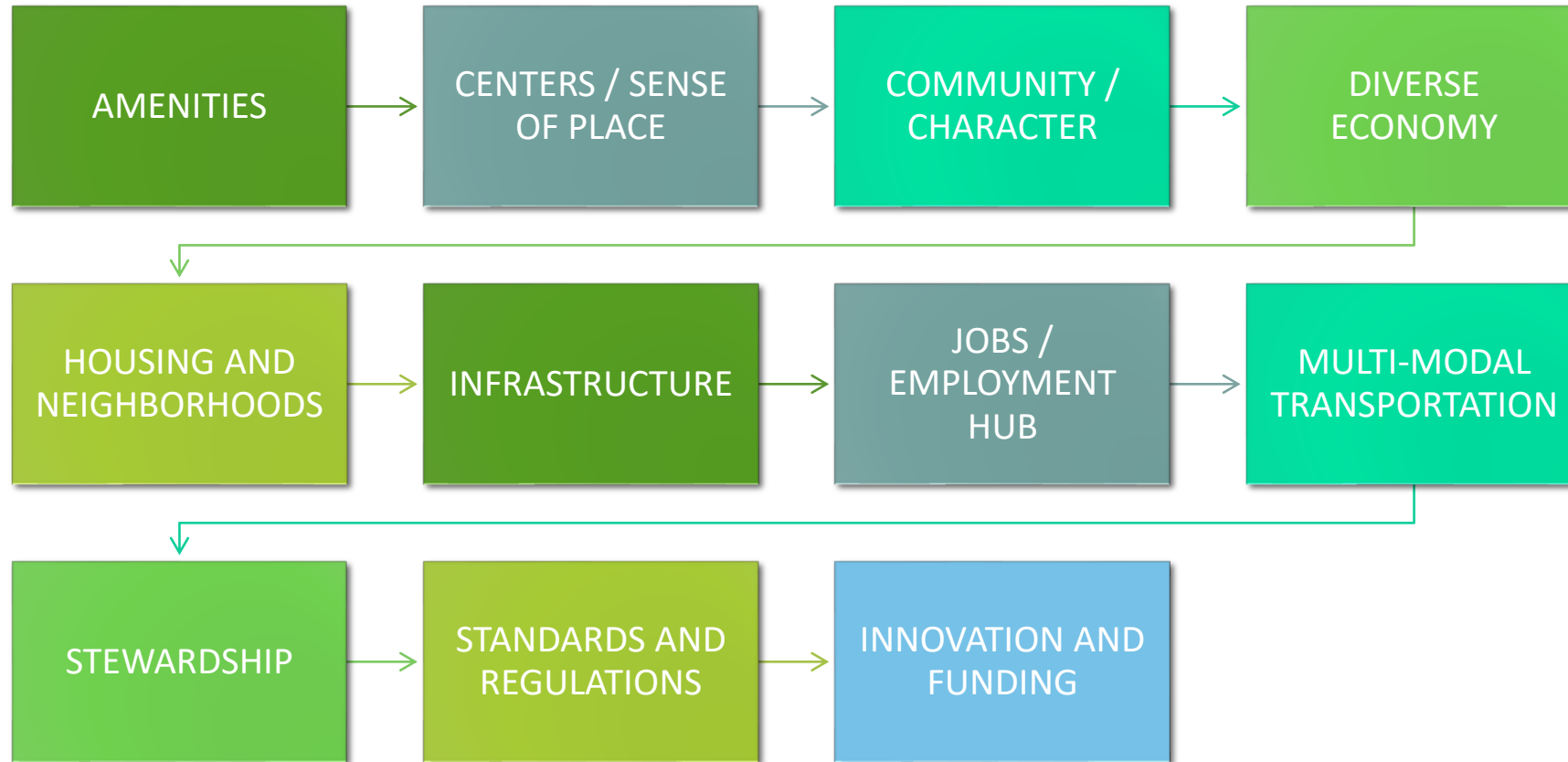
# Planning Process

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# 11 Key Themes & Priorities

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# The General Plan

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STRUCTURE / OVERVIEW

# CLEARFIELD CITY GENERAL PLAN 2025

Final Draft - May/2025

## PART ONE: CONTEXT & VISION

CHAPTER 1: INTRODUCTION  
CHAPTER 2: COMMUNITY CONTEXT  
CHAPTER 3: VISION

## PART TWO: POLICY GUIDE

CHAPTER 4: POLICY GUIDE INTRO  
CHAPTER 5: POLICY GUIDE  
CHAPTER 6: LAND USE AND CITY FORM

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# Part One

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CONTEXT & VISION





## CHAPTER 1: INTRODUCTION

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east from Center Street

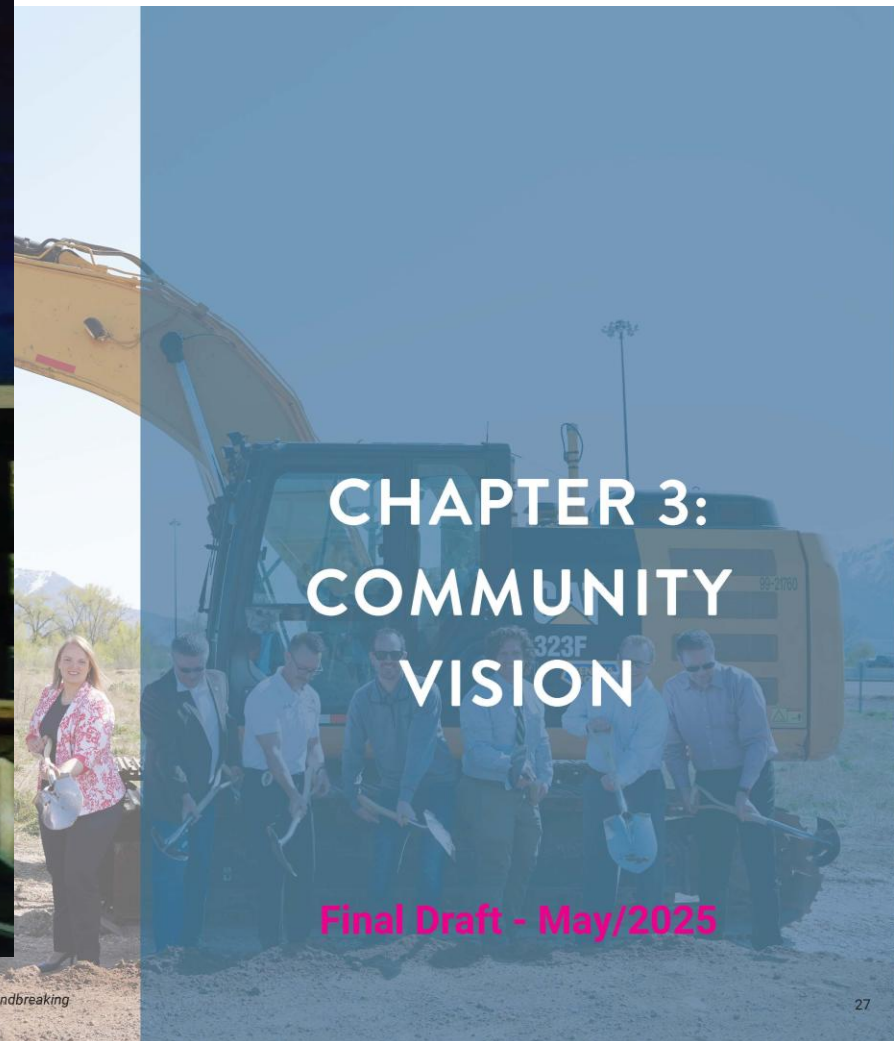
7



## CHAPTER 2: COMMUNITY CONTEXT

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Station Groundbreaking



## CHAPTER 3: COMMUNITY VISION

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27



# Community Context – Local

1. Physical
2. Social
3. Economic

## 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, while 8.5% identify as another single race, including 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, while 6.5% identify as another single race, and 3.5% identify as two or more races. About 12% of Davis County residents 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.

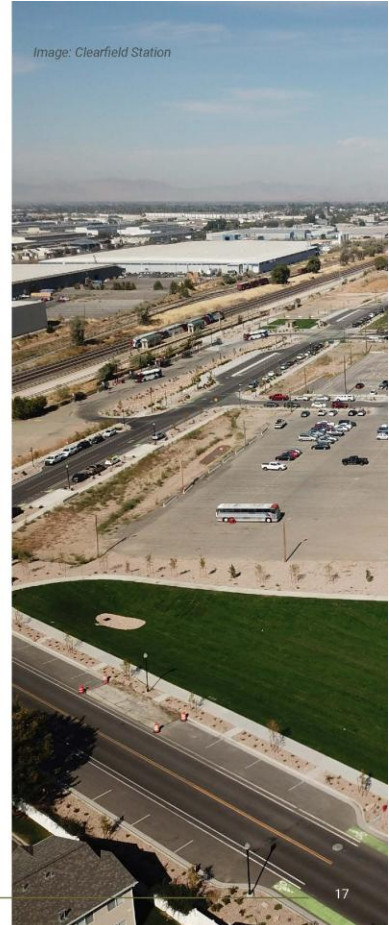
### ECONOMIC CONTEXT

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 with a combined workforce of over 7,000 employees.

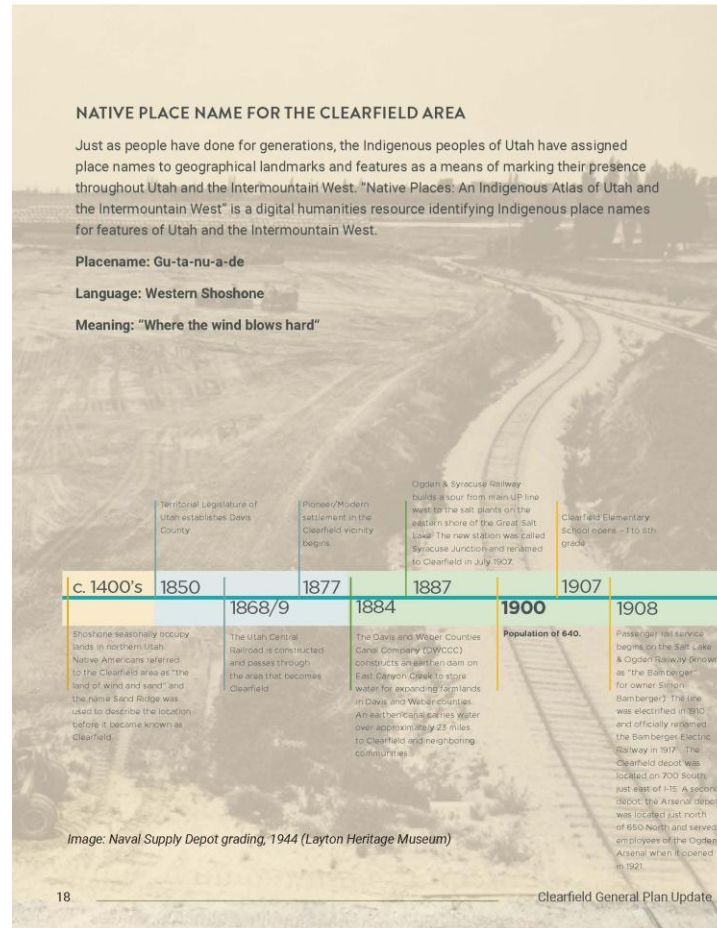
Since 1940 Hill Air Force Base (Hill AFB), located east of Interstate 15, has been an economic and industrial powerhouse for the northern Utah economic region. With a combined workforce of over 26,000, Hill AFB offers jobs and opportunities to military members and northern Utah civilians alike.

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.



# Community Context – Evolution / History

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



## 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



# Community Context - Planning

1. Regional Context
2. Relevant / Related Planning Efforts

## 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

22

## 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.

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23

# Community Vision

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



Initiative #1: Focused, Centered, & Balanced Growth



Initiative #2: Connected Community



Initiative #3: Community Wellbeing & Quality of Life



Initiative #4: Resilient City

# Vision Initiatives & Policy Guide





# Part Two

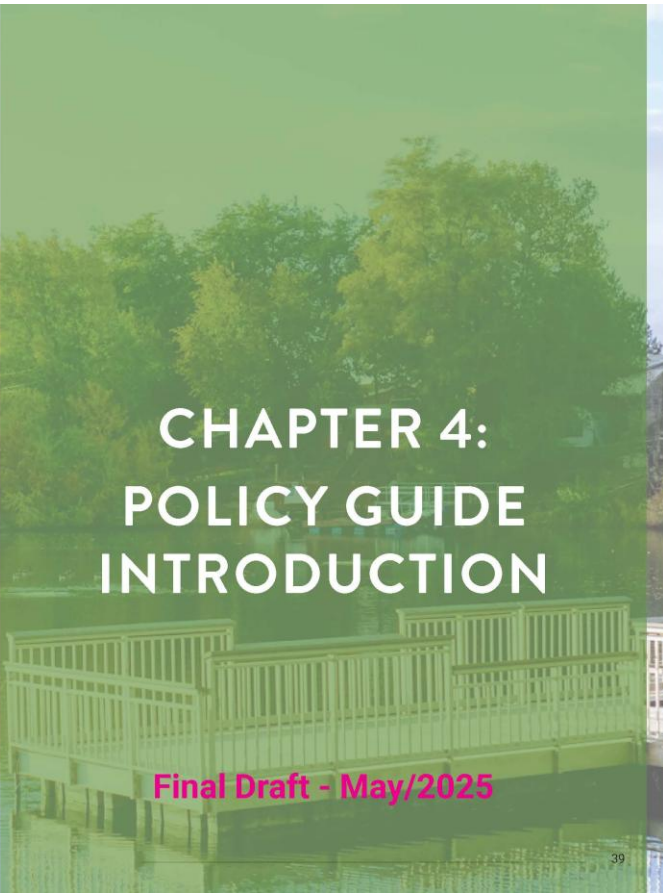
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POLICY GUIDE - PLAN ELEMENTS

LAND USE & CITY FORM



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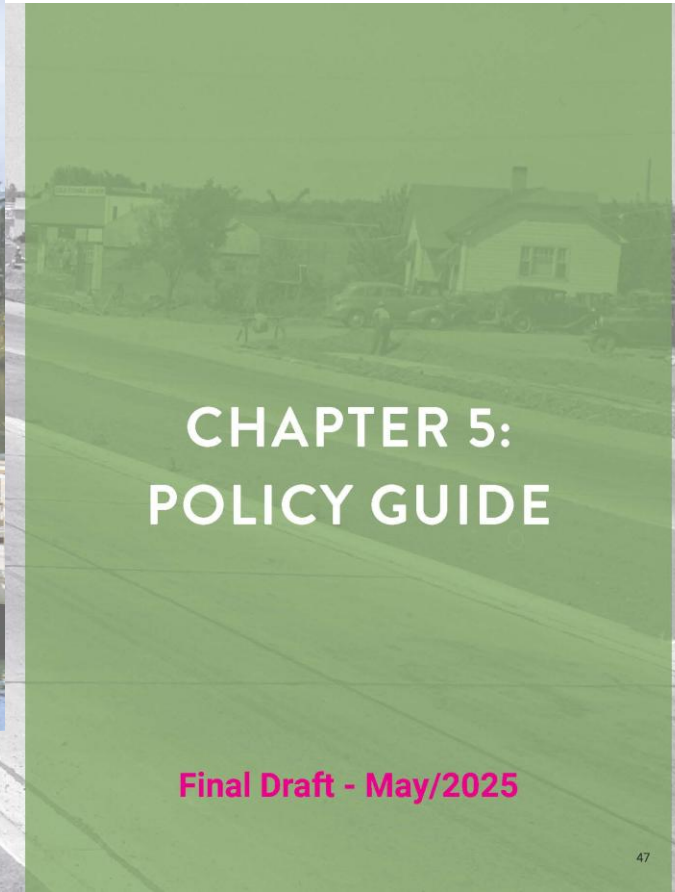


## CHAPTER 4: POLICY GUIDE INTRODUCTION

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46

Image: Clearfield State/Main Street (Utah Historical Society)



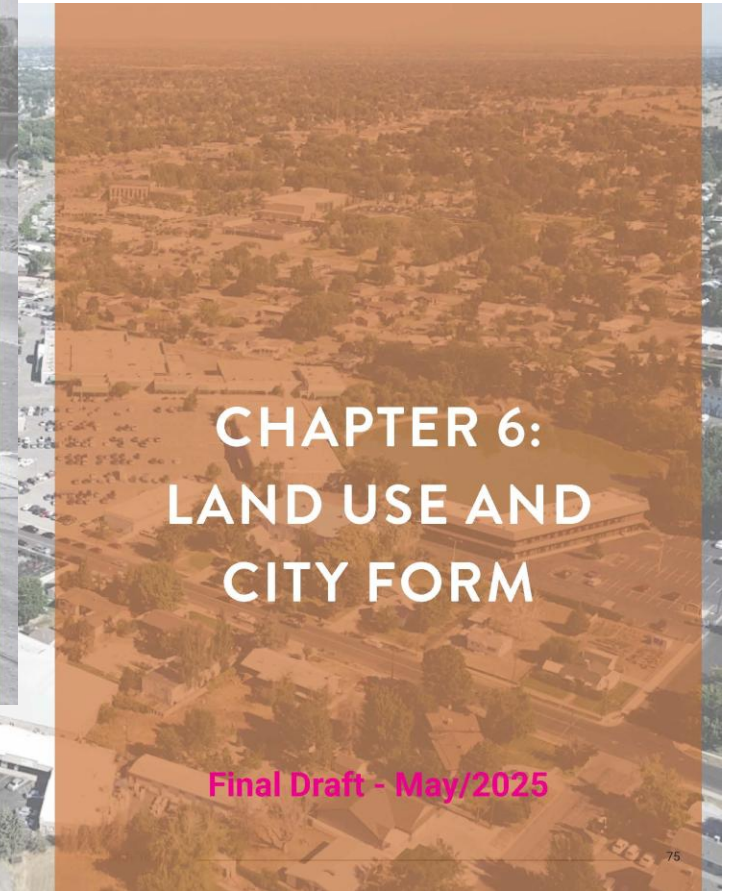
## CHAPTER 5: POLICY GUIDE

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47



74



## CHAPTER 6: LAND USE AND CITY FORM

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75

# Policy Guide Structure

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1. Overall Goal

2. Objectives

3. Key Terms

4. Policies & Strategies

5. Relevant Vision  
Initiatives



Housing and  
Neighborhoods



Community Character



Parks and Trails



Economy and  
Fiscal  
Responsibility



Transportation and  
Access



Environmental  
Stewardship

# Land Use & City Form

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# Land Use and City Form Structure

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1. Overall Goal
2. Areas of Stability/Areas of Transition
3. The Future Land Use Map
4. Future Land Use Types and Overlays



Housing and  
Neighborhoods



Centers



Community Spaces





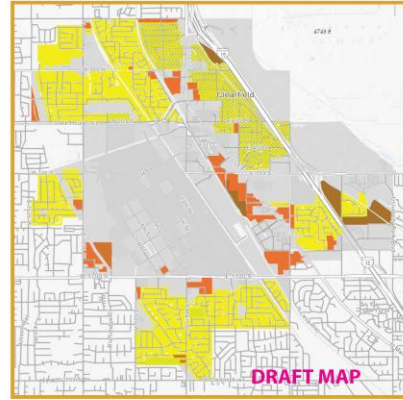
## 6.3 HOUSING AND NEIGHBORHOODS

### INTRODUCTION

The Housing & Neighborhood areas of Clearfield offer opportunities for a range of lot sizes and configurations supporting 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



(FINAL DRAFT) FUTURE LAND USE MAP: HOUSING & NEIGHBORHOODS



# Housing & Neighborhoods

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

Three Base Categories; Two Overlays:

1. Neighborhood Residential
2. Transitional Residential
3. Urban Residential
4. Historic Neighborhood Overlay
5. 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

Agricultural Zones (A-1, A-2)  
Residential Zones (R-1-R, R-1-R, R-1-R, R-1-R)



### 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

3,000 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 (Townhomes) with up to six units/structures, or a duplex, triplex, or four plex.

#### CORRESPONDING ZONES

Residential Zones (R-M, R-2); Form-Based Code - Town Neighborhood Residential Zone (FBO TR)  
Potential new zones: small lot single-family, townhome development; residential uRB





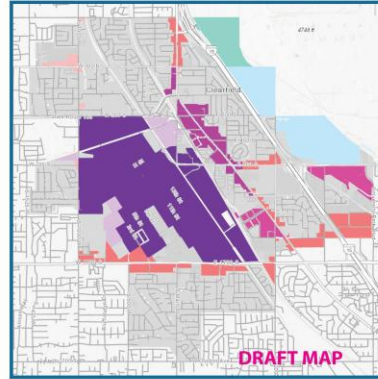
## 6.4 CENTERS

### 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



(FINAL DRAFT) FUTURE LAND USE MAP: CENTERS

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

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87

# Centers

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.

## Eight Categories:

1. Downtown Clearfield
2. Mixed Use
3. Neighborhood Node
4. General Commercial
5. Hill AFB
6. Falcon Hill Research Park
7. Flex Industrial/Manufacturing
8. Manufacturing/Industrial

### 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

Form-Based Code Zones:

Gateway Corridor Commerce (CC)

Urban Mixed Residential (UR)

Civic (CV)

Town Mixed Commerce (TC)

Urban Core Commerce (UC)



88

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### 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

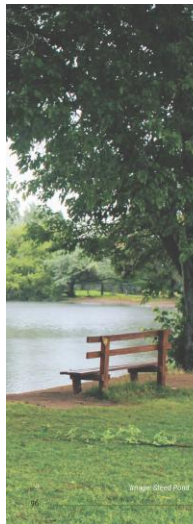
Mixed Use (MU)

Downtown Redevelopment Zone (DR)



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89



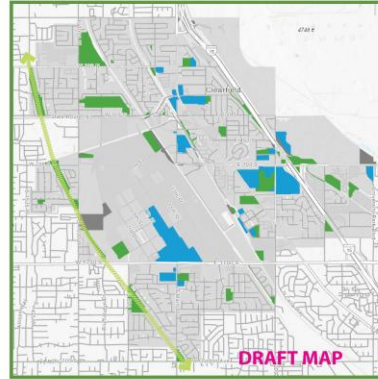
## 6.5 COMMUNITY SPACES

### 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



(FINAL DRAFT) FUTURE LAND USE MAP: COMMUNITY SPACES

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

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97

# Community Spaces

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.

Three Base Categories; One Overlay:

1. Open Spaces and Parks
2. Community and Civic
3. Utilities and Infrastructure
4. Greenway Overlay

### 6.5.1 OPEN SPACES AND PARKS

#### ABOUT THIS CATEGORY

This category is for areas for current or future public, 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

Public Facilities Zone (PF)



98

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### 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

Public Facilities Zone (PF)



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99

# Proposed Future Land Use (FLU) Map

CLEARFIELD STORY MAP

# Next Steps



Review and  
Feedback

June 18<sup>th</sup>



Public Hearings

July 8  
or  
July 22





# Questions / Discussion

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# Proposed Future Land Use (FLU) Map

CLEARFIELD STORY MAP