



CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
July 22, 2025 - POLICY SESSION

*Meetings of the City Council 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 by the City Council for electronic meetings.*

55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

***CALL TO ORDER:***

Mayor Mark Shepherd

***OPENING CEREMONY:***

Pledge of Allegiance  
Solemn Moment of Reflection  
Council Member Roper

***APPROVAL OF MINUTES:***

May 27, 2025 – work session  
May 27, 2025 – closed session  
June 10, 2025 – work session  
June 24, 2025 – work session

June 24, 2025 – policy session  
July 8, 2025 – work session  
July 8, 2025 – policy session

***PRESENTATIONS:***

1. **PUBLIC RECOGNITION OF HEROIC ACTIONS OF CLEARFIELD RESIDENTS**

**BACKGROUND:** The City has been contacted by Anita Martinez to recognize two Clearfield residents for their heroic actions to rescue her nephew. William Meyer and Lori Jo Owen-Bunck raced to the scene when William heard cries for help. They communicated with 911, began CPR, and offered emotional support. After the fact, they continued to check in, offer help, brought meals, and showed Ms. Martinez what real community looks like. In Ms. Martinez's words: "This experience reminded me of something we all need to hear more often: In a world that often feels too fast, too divided, and too disconnected, these moments matter. They remind us that humanity is still alive. That courage still lives on our streets. That Clearfield—though small—is strong, united, and full of extraordinary people who rise when it matters most."

***PUBLIC HEARINGS:***

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE ADOPTION OF AN UPDATE TO THE CLEARFIELD CITY GENERAL PLAN**

**BACKGROUND:** The purposes of the Clearfield City General Plan are to provide a comprehensive and long-range plan for present and future needs of the community, stand as an advisory guide for land use decisions, and to provide the required General Plan Elements as set forth in Utah State Code. 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. Key themes and community priorities were identified by engaging the community through an online survey. The Planning Commission, City Council, Stakeholders and community ambassadors evaluated and ranked the results of the survey and provided feedback related to transportation, business and economic development, housing and resilience. Additionally, the City Council and Planning Commission held discussions to establish a vision for future land use planning, balancing the City's needs for housing, centers, and community spaces such as parks, trails, and recreational facilities.

**RECOMMENDATION:** Receive public comment.

### ***SCHEDULED ITEMS:***

#### **2. OPEN COMMENT PERIOD**

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic relevant to city business. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org).

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

#### **3. CONSIDER APPROVAL OF A PROCLAMATION DECLARING THE MONTH OF JULY DISABILITY PRIDE MONTH**

**BACKGROUND:** Disability Pride Month is a time to uplift the voices, experiences, and contributions of people with disabilities—individuals who enrich every part of our community. As Utah's Military City, Clearfield is home to many veterans and families whose lives are touched by disability. Recognizing this month would be a meaningful way to honor their stories and affirm our shared commitment to equity, inclusion, and dignity for all. One of the most moving symbols of this celebration is the Disability Pride Flag. Its five colored stripes each represent a different aspect of the disability community. Together, these stripes show the diversity, strength, and unity of people with disabilities—something truly worth celebrating in our city.

- Red for physical disabilities
- Gold for neurodiversity
- White for invisible and undiagnosed disabilities
- Blue for psychiatric disabilities
- Green for sensory disabilities
- The charcoal gray background commemorates and mourns disabled people who have died due to ableism, violence, negligence, suicide, rebellion, illness, and eugenics. The gray background also represents rage and protest against the mistreatment of the disabled community.

- The diagonal band is for "cutting across" the walls and barriers that separate disabled people from society. It also represents the light and creativity of the disability community that cuts through the darkness of ableism.

4. CONSIDER APPROVAL OF ORDINANCE 2025-17 ADOPTING THE 2025 UPDATED CLEARFIELD CITY GENERAL PLAN

RECOMMENDATION: Approve Ordinance 2025-17 adopting the 2025 updated Clearfield City General Plan and authorize the mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2025R-10 SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND APPROVING OF THE CLEARFIELD CITY UTAH250 COMMUNITY COMMITTEE

BACKGROUND: Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission, which aims to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging and uniting Utahns and visitors to our state. America250 Utah is seeking partnerships with counties and municipalities to further its mission. This partnership will be formed by creating a local committee called the Clearfield City Utah250 Community Committee. The committee will focus on important events, people, and places within Clearfield City to commemorate and celebrate Clearfield City's role in America's 250<sup>th</sup> anniversary.

RECOMMENDATION: Approve Resolution 2025R-10 supporting America250 Utah and recognizing and approving of the Clearfield City Utah250 Community Committee and authorize the mayor's signature to any necessary documents.

**COMMUNICATION ITEMS:**

- A. Mayor's Report
- B. City Council's Reports
- C. City Manager's Report
- D. Staff Reports

**\*\*ADJOURN AS THE CITY COUNCIL\*\***

Posted on July 17, 2025.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Clearfield City Website - [clearfield.city](http://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 Nancy Dean at Clearfield City, [Nancy.dean@clearfieldcity.org](mailto:Nancy.dean@clearfieldcity.org) & 801-525-2700.

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 PM WORK SESSION  
May 27, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Pro Tem Dakota Thompson

PRESENT: Councilmember Karece Thompson, Councilmember Nike Peterson, Councilmember Tim Roper, Councilmember Megan Ratchford, Councilmember Dakota Wurth

ABSENT: Mayor Mark Shepherd

STAFF PRESENT: Assistant City Manager Spencer Brimley, Community Services Director Eric Howes, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Relations Director Shaundra Rushton, Public Works Director Adam Favero, Finance Manager Rich Knapp, Utility Superintendent Kenny England, Senior Accountant Lee Naylor, Planner Tyson Stoddard, Community Development Director Stacy Millgate, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Jenna Nelson, Scott Paxman, Cole Ross, Ginger Chinn, Nikki Kodama

Mayor Pro Tem Thompson called the meeting to order at 6:01 p.m.

UPDATE FROM WEBER BASIN WATER CONSERVANCY DISTRICT ON WATER RATES AND SERVICES

Scott Paxman, Weber Basin Water Conservancy District, informed the Council of the reasons for the recent and future water rate increases. He said most of the increases were for the rehabilitation and maintenance replacement of existing infrastructure. He said the infrastructure was about 75 years old and most of it was large-diameter federal material. He said the next five (5) years Weber Basin would spend about \$500M on infrastructure costs. He said they had created two new blocks of water shares – District 4 and District 5 – and a lot of the infrastructure costs were being financed through impact fees. He explained the different impact fee options.

He said the rate increases from 2018 to current were adjustments to bring contracts up to appropriate operation and maintenance funding levels. He said adjustments from 2025-2028 were to bring contracts up to appropriate repair and replacement funding levels. The District anticipated that from 2029 forward there would be 3%-5% inflationary increases.

He reviewed the driving factors of increases which were: 1) inflation, 2) federal project – many utilities had reached useful life, but Weber Basin was not expecting federal assistance, 3) limitation on reserves prior to 2013. They were currently trying to build up the reserve funds to handle replacement projects. He reviewed some of the repair/replacement projects expected over the next 10 years.



He explained potential impacts to the City. He said there were five different water types and different tiers of water. He said Clearfield City contracts were among the lowest rates because it had more of the project water. 70% was project water which had an annual average increase of 13%, 11.6% in District 1 which had an annual average increase of 11%, and District 2 which had an annual average increase of 11%.

Adam Favero, Public Works Director, asked to review the new water blocks – District 4 and District 5. He explained that if the City needed new water above current municipal needs, it would have to go into those new rates. Mr. Paxman suggested that the City encourage conservation. Mr. Favero said conservation would prolong the water further, but now the City received most of its water from Weber Basin which was supplemented with well water. He said the amount of water available in the aqueducts and how much was available to pump was a concern. He said the State and area were trying to put together coalitions to see how to coordinate water. Councilmember Peterson asked how impact fees would be assessed if the City had to buy into the District 4 and District 5 water.

6:13 p.m. Councilmember Thompson arrived.

Spencer Brimley, Assistant City Manager, said growth was not stopping in Utah and there were several facets to the water issues. He was not sure how those impact fees would be applied. Mr. Paxman discussed the water supply, stating that due to growth they were at the limit and had approximately 10k acre/feet left with five (5) counties. He said demand for water was increasing in Western Weber County and developers were wanting water, but Weber Basin determined they would not give the water all at once, but when each phase of any development was ready, they would talk. He said there was one more block D5. Weber Basin anticipated being sold out of D4 in the next seven (7) years. He said D5 would be higher water rates and when that was gone the District would be out of water. He said the legislature had said not to count on the Bear River, which was what they were counting on for the next fifty (50) years. He stated that the State needed to be careful with the resources it had.

Councilmember Thompson asked what the affect the Inland Port would have on Weber Basin. Mr. Paxman said it was part of the West Weber County issue they were trying to deal with. They anticipated big developments over the next 30 years which did not include the Inland Port. Councilmember Thompson asked if Weber Basin produced a report that addressed the infrastructure and costs and how they were dealing with old infrastructure and new infrastructure. Mr. Paxman said the State required the five largest conservancy districts to create a capital impact plan which looked into the future to determine how old the infrastructure was, what portions needed to be replaced and what the cost was each year. He said on average the District needed about \$13M per year to just barely keep up with the infrastructure needs. He said the District had projected to about 50 years and the next report would be due in the Spring of 2026.

Mr. Paxman said the P60 Group report had been updated this year and they would have it very soon.

## UPDATE PROVIDED BY NORTHROP GRUMMAN

Ginger Chinn, Northrop Grumman, State & Local Government Affairs, Nikki Kodama, Vice President of the B-21 Production Programs Manager. They wanted to let the Council know who Northrop Grumman was in Utah and what they were doing in Utah. Ms. Chinn said Northrop Grumman was a tech company to the core. They had 100k employees in all 50 states, of which 10k are in Utah and 2,700 in Clearfield.

Ms. Kodama said Northrop Grumman was divided into four sectors of operation: 1) Aerospace; 2) Space; 3) Missile Defense; 4) Mission Systems. Ms. Chinn pointed out the various facilities throughout Utah and the number of employees at each location. Ms. Kodama talked about what was being done in Clearfield mainly at the Freeport Center. She explained that they supported all the sectors, but the main presence was with the aerospace and propulsion systems. She said almost all the business was focused on advanced composite technology. They supported their commercial programs, military programs, legacy programs, and new programs. She said Northrop Grumman had a great track record of career development.

Ms. Kodama said Northrop Grumman opened another facility last year in the Freeport Center in G-14. She thought being able to follow the lineage and legacy of the Freeport Center and Northrop Grumman was unique to the Clearfield location.

Councilmember Ratchford asked if any projects had been delayed due to federal funding with all the restructuring. Ms. Kodama said the awarding of future contracts had seen some delays, but the core programs were still performing. She did not think that the government wanted to cut all funding, but fund the most impactful programs. She said they had not seen major delays. Ms. Chinn said they had strong congressional support.

Councilmember Peterson asked for schools wanting to get into this business – what skillset or degree were they looking for the most post-high school. Ms. Kodama said they were looking for people who could gain and maintain a government security clearance. They were looking for engineers, mechanical, computers, and hourly workforce in manufacturing.

Mayor Pro Tem Wurth asked whether Northrop had a vision of the impact on the workforce due to AI. Ms. Kodama said Northrop Grumman was forward leaning in digital transformation of how they would take production to the next level. Artificial Intelligence in Machine Learning was a big part of what they were doing to take manufacturing sites to the next level. She said if they looked at the evolution of manufacturing, they would see a lot more computer applications in the way they were pulling more data and putting that data to use. She did not think it would replace all people, but they would be looking for people who had digital skills. She said even with the hourly workforce they expected to consume things digitally. She said it was affecting the way that they were delivering at all levels of the workforce.

## DISCUSSION OF COUNCIL INITIATIVES: CITY MURAL DESIGNS

Shaundra Rushton, Communications Manager, brought back revisions to the proposed murals from the last presentation. The Council offered their feedback and finalized their two choices.

**Councilmember Thompson moved to adjourn the work session and reconvene in the policy session at 6:57 p.m., seconded by Councilmember Peterson.**

**RESULT: Passed [5 TO 0]**

**YES: Councilmember Thompson, Councilmember Peterson, Councilmember Roper, Councilmember Ratchford, Councilmember Wurth**

**NO: None**

***\*\*The minutes for the CDRA are in a separate location\*\****

**APPROVED AND ADOPTED  
This day of 2025**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, May 27, 2025.

**/s/ Nancy R. Dean, City Recorder**

CLEARFIELD CITY COUNCIL  
MEETING MINUTES  
6:00 PM CLOSED SESSION  
May 27, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Pro Tem Dakota Wurth

PRESENT: Councilmember Nike Peterson, Councilmember Tim Roper, Councilmember Dakota Wurth, Councilmember Megan Ratchford, Councilmember Thompson

ABSENT: Mayor Mark Shepherd

STAFF PRESENT: Assistant City Manager & Economic Development Director Spencer Brimley, City Attorney Stuart Williams, Community Services Director Eric Howes, Community Development Director Stacy Millgate, Public Works Director Adam Favero, Police Chief Kelly Bennett, City Recorder Nancy Dean

Mayor Pro Tem Wurth called the meeting to order at 9:09 p.m.

**Councilmember Peterson moved to close the meeting for the purpose of discussing the deployment of security personnel, devices, or systems. (Utah Code Ann. §52-4-205(1)(f)), seconded by Councilmember Roper.**

**RESULT: Passed [5 TO 0]**

YES: Councilmember Peterson, Councilmember Ratchford, Councilmember Roper, Councilmember Thompson, Councilmember Wurth

NO: None

*The minutes for the closed session are kept in a separate location.*

Councilmember Thompson moved to adjourn the closed meeting at 10:10 p.m., seconded by Councilmember Peterson.

**APPROVED AND ADOPTED  
This day of 2025**

**/s/ Dakota Wurth, Mayor Pro Tem**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Closed meeting held Tuesday, May 27, 2025.

/s/ Nancy R. Dean, City Recorder

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 PM WORK SESSION  
June 10, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Councilmember Karece Thompson, Councilmember Nike Peterson, Councilmember Tim Roper, Councilmember Megan Ratchford, Mayor Mark Shepherd, Councilmember Dakota Wurth

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager & Economic Development Director Spencer Brimley, Community Services Director Eric Howes, Police Chief Kelly Bennett, Assistant City Attorney Amy Jones, Community Relations Director Shaundra Rushton, Public Works Director Adam Favero, Finance Manager Rich Knapp, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor, Planner Tyson Stoddard, Victim Advocate Teresa Vigil

VISITORS : Tony De Mille, Danielle King

Mayor Shepherd called the meeting to order at 6:02 p.m.

CONSOLIDATED FEE SCHEDULE ADJUSTMENTS – NORTH DAVIS SEWER DISTRICT

Rich Knapp, Finance Manager, came before the Council to discuss the need to update the City's Consolidated Fee Schedule to reflect the anticipated increases from North Davis Sewer District. He said the first \$2.50/month increase in residential sewer user fees per connection would take effect July 1, 2025, and then in two years it would increase an additional \$2.50/month. The current rate was \$21.50 which would increase to \$24.00 July 1, 2025 and then \$26.50 July 1, 2027. He said commercial use per thousand rates would be increased from the current \$2.15 per thousand gallons to \$2.40 per thousand gallon July 1, 2025, then up to \$2.65 per thousand gallons July 1, 2027.

Councilmember Peterson asked if the increases covered the capital improvements and operational increases that all entities were dealing with. Councilmember Thompson said the North Davis Sewer District used a model to arrive at the amounts. Councilmember Wurth asked if the increases were to maintain the infrastructure and not for new projects. Councilmember Thompson said they were trying to maintain the current level of service. JJ Allen, City Manager, said the item would be on the June 24, 2025 policy session agenda.

DISCUSSION ON FISCAL YEAR 2025 BUDGET AMENDMENTS

Rich Knapp, Finance Manager, presented the anticipated Budget Amendments to the FY2025

budget. Mr. Knapp explained the increases the City faced with Express Bill Pay and other bank credit card services in the Finance, Customer Service and CAFC divisions. He said the agreement with Express Bill Pay started out with an approximate \$0.40 charge per transaction and then seven months into the agreement they raised it to \$0.72 charge per transaction. He was looking into alternative services, though the City did not want to leave them. There was a discussion on the advantages of the Express Bill Pay service.

He explained the proposed amendment to the PARAT fund by saying the Skate Park update was over what had been estimated, but a pavilion project had been under what had been estimated leaving an anticipated net increase of \$27,000. He said there was a chance it would change before the June 24, 2025 policy session.

In the Capital Projects budget, Mr. Knapp explained that the Clearfield Station project was facing a cash shortfall in the amount of \$1,345,924 but that there were future monies coming from Davis County and from the land sale to UTA. Including an additional estimated \$200k worth of expenses, he said the planned deficit was \$307k. Mr. Knapp said the City had approximately \$1M in earned interest from the 2020 bond that could be used to cover the shortfall. He also said there was the idea of using impact fees that needed to be used in the next couple of years as well.

Councilmember Peterson asked to confirm that the budget on the project was still okay when they factored in the UTA sale and extra interest. Mr. Knapp said they would not have been fine if it were not for the interest. Mr. Allen said when the bonds were issued the City thought they would cover the costs, but the costs just escalated. Mr. Knapp said they were asking for \$1.2M more on the expense side – but did not need to budget for revenue rather needed permission to use budget monies. The Council appeared to approve the use of the budget monies for these expenditures.

## DEPARTMENT UPDATES

### ***PROPERTY TAX – DAVIS COUNTY UPDATE***

Rich Knapp, Finance Manager, said he had received the corrected property tax values from the County and said the City's proposed property tax rate was 0.001288 to meet the aggregate revenue in the budget discussions. Councilmember Peterson asked for the County's certified rate. Mr. Allen said the County's certified tax rate was 0.001218.

Mr. Knapp provided some statistical information regarding property tax in Clearfield City:

- He reported that the total taxable value of the City increased 3.7%
- The average residential property value had risen from \$481,000 last year to \$497,000 this year, a 3.3% increase
- The average residential tax increase for the year would be \$19.13
- He said the average increase for a resident was \$32 which included a \$13 increase from average values and \$19.13 from the City's added amount

Mr. Knapp showed the average home value historically over the last five years. He showed an example of the notice of proposed tax increase. Mr. Knapp showed historical information comparing the change in assessed value in Clearfield to surrounding cities in Davis County.

Mr. Allen stated that the truth in taxation public hearing was scheduled for August 26, 2025. Councilmember Wurth said the County was also pondering a 6% increase on its end.

#### ***4TH OF JULY UPDATE***

Eric Howes, Community Services Director, provided the timeline of activities for the 4<sup>th</sup> of July Festival.

#### ***LEGAL UPDATE – ADA COMPLIANCE***

Amy Jones, Assistant City Attorney, announced that she had obtained her certificate to be an Americans with Disabilities Act (ADA) Compliance Officer. She said there were four ADA officers: Ricki Miller (internal), Nancy Dean (external), Amy Jones (catch all), and Christina Arbogast (courts).

She said they had created an “iSpeak” form to help the Customer Service Center figure out what language they would need to try to communicate in. She said they had started the process of getting access to a stand-alone-interpreter hub which would allow for quicker translating services. Ms. Jones said the Customer Service Center had a copy of Ms. Jones’ certificate should anyone inquire.

Councilmember Peterson asked how often employees were interfacing with either First Amendment or ADA Audits. Kelly Bennett, Police Chief, said they were experiencing them at least weekly if not a couple of times a week. Councilmember Thompson asked if Staff was including any Alzheimer-informed training both at the Customer Service Center and in the Police Department. Ms. Jones was not aware of any specific training for Alzheimer’s, but said a lot of the course was focused on providing individualized customer service to make individuals more comfortable.

#### ***VOCA GRANT UPDATE – 2025-2027***

Teresa Vigil, Victim Services Coordinator, informed the Council of the award amount for the 2025-2027 time period. She had requested \$302,765.08 but was awarded \$236,623.81. She said the Housing Program would suffer the most from the cutback. She said the City would still have money to give to victims, approximately \$43k, and then would have to remove the Housing Advocate position. She said they would continue with the Victim Services program and would focus the funds to assist Clearfield and HAFB connections.

Ms. Vigil said due to increases in rental amounts; there would likely be fewer awards but more meaningful contributions that kept people in their housing. Mr. Allen said with the conclusion of the part-time housing advocate Ms. Vigil would handle that position as well. Ms. Vigil said there would not be a lot of extra assistance in navigating barriers, but she would do everything she could to help them and make sure they were connected to other resources. Mayor Shepherd asked what Federal Fund the grant came through. Ms. Vigil said it was through the Victims of Crime Act. She said they had redirected and made a fix so she hoped in a couple of years it would go back up.

Councilmember Thompson asked how many victims were getting restitution as they went



through the process. Ms. Vigil did not have the information readily available, but said she helped individuals when there was the ability to request restitution or if they had crime victim reparations, but she did not think there was a high rate of receipt. Ms. Jones said restitution was the first to get paid before fines in the court system. After a certain point when the case would close with an outstanding balance, the balance would be forwarded to the Office of State Debt Collection to be collected.

Councilmember Thompson asked about the level of requests for protective orders. Ms. Vigil said she had been seeing a rise in the number of protective orders over the last six months. Chief Bennett said that correlated with what the Police Department was seeing as well. It had been answering an increased number of calls related to domestic violence. Mr. Allen informed Ms. Vigil that a candidate for City Council, Danielle King, wanted more information about the available victim services.

### ***LAKESIDE/MABEY POND ADJUSTMENT***

Spencer Brimley, Assistant City Manager & Economic Development Director, provided an update to the Lakeside Square/Mabey Pond development agreement. He said in recent conversations with the developer, they had a local partner that was concerned about the specificity of the live/work units within the project and how they were being articulated in the agreement. The developer had asked that the live/work units still be allowed, but asked the City to allow flexibility with where they were located – whether on Water Front Way or State Street. He said Staff did not have objections either way.

Mr. Brimley said when this information came in, Staff had contemplated an amendment to the development agreement but then determined that since the request was substantially similar to what had been approved, and that Form Based Code allowed for up to a 10% adjustment to the site plan, the process could be handled through an administrative site plan adjustment. He said the applicant would submit an application for the proposed site plan adjustment for review by the Zoning Administrator.

He showed the proposed plan and explained that because the use and intensity was consistent, nothing had changed with regulatory compliance and operational obligations remained unchanged. There would be no new adverse impacts, and the design intent remained the same so Staff was able to review the proposed changes to the development agreement. Mayor Shepherd mentioned that the commercial would shift toward where the live/work were to keep the commercial together on Water Front Way. Mr. Brimley explained that the local partner wanted to prioritize the commercial/retail space over live/work, but did not want to lose it. He said Staff was waiting on an application from the developer and was looking at Fall 2025 for demolition of the site.

### **CLEARFIELD CITY GENERAL PLAN**

Tyson Stoddard, Planner, said updates and feedback from the Council and Planning Commission had been incorporated into the draft General Plan document and presented to the Planning Commission May 21, 2025 where it recommended approval of the Draft General Plan. There was one dissenting vote, but it was not due to the content, but the length of the document. He

explained that because it was a long range document the length was typical. The General Plan consultant, Susan Petheram from FFKR Architects presented and reviewed the planning process thus far. She reviewed the eleven key themes & priorities which were:

- Amenities
- Centers/Sense of Place
- Community/Character
- Diverse Economy
- Housing & Neighborhoods
- Infrastructure
- Jobs/Employment Hub
- Multi-Modal Transportation
- Stewardship
- Standards & Regulations
- Innovation & Funding

She reviewed the structure and general content of each section in the General Plan as outlined in the presentation. She asked if the Council thought more review was needed before scheduling the public hearing which was anticipated for July 8, or July 22, 2025.

Spencer Brimley, Assistant City Manager & Economic Development Director, lauded the ongoing efforts put forth by FFKR and Staff and expressed his belief that FFKR had created a great document, acknowledging that no General Plan would ever achieve perfection. He wanted to make sure the General Plan overall addressed the community appropriately, planned for the future, and that the maps spoke to those ideas. He said Staff needed feedback from Council to finalize the General Plan so the City could be clear with the community and developers about its expectations and desires. He thought it was time to move forward with what was created as long as there were no fatal flaws.

Mr. Stoddard pointed out that General Plans were now required to include a water element. They had attempted to include it with the draft General Plan but still needed to do outreach with the Weber Basin Water Conservancy District. He said there were specific requirements and outreach as part of the legislative requirements. He announced the City was awarded a grant to complete the water element through FFKR. He said the water element needed to be adopted before the end of this year. He thought it would be through the Planning Commission and ready for adoption by Fall 2025.

Mayor Shepherd pointed out an element that had not been discussed in the General Plan that needed to be addressed, based on an announcement of the closure of Job Corps. He thought it was important to future plan the land use for that parcel of land. He thought that even though the court system might preserve it in the short term, it was evident it would be eliminated in the long-term. He said the City needed to be prepared and it needed to be in the General Plan. He anticipated there being a push for a homeless shelter if measures were not taken.

Mr. Stoddard said the existing General Plan had designated it as Manufacturing, but the proposed draft General Plan had the area designated as Community Space. Mr. Stoddard read the description of Community Spaces on page 99 in the draft General Plan. Mr. Stoddard said the category was 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. He continued saying areas that were currently utilized as parks might be designated as community/civic use if a future facility was envisioned or needed for an area. Corresponding zones were P-F.

Mayor Shepherd thought the area should be designated as mixed use. He thought it should be designated as Manufacturing on the back ten acres where there were already two buildings that mirrored Freeport and Freeport West. He envisioned the remainder of the sixty-two acre property likely mixed use with some residential. Mr. Stoddard asked the Council if, with the Mixed Use designation, there were opportunities for parks and open space. Mayor Shepherd said yes, the City could designate parks and open space in a mixed use community. Mayor Shepherd pointed out the property was directly on the corridor and was deep enough for any business. Councilmember Peterson spoke to the frustration with legacy-era buildings due to the lack of continued investment from current ownership. She wondered if the property could offer the opportunity to move toward modern manufacturing with commercial treatment on the frontage, while giving tenants needing up-to-date manufacturing the opportunity to remain in Clearfield City. Mr. Allen saw this as a catalyst opportunity for the Freeport Center generally. Councilmember Thompson envisioned some type of job-creation opportunities. Mayor Shepherd said he had spoken with Congressman Blake Moore about Job Corps as a whole and land use, and said he was prepared to make the fight with the Department of Labor to turn the property over to Clearfield. He doubted the Department of Labor would give it to Clearfield without some sort of payback. He suggested the City could control the use of the property with the promise of housing and job creation because the City had the ability to do what was necessary. That might not be possible if the acreage was sold to the public. There was a discussion about being prepared with land use designations intact in the unfortunate event the facility were closed.

Ms. Petheram asked if the Council was talking about the Flex Industrial Zone. Mayor Shepherd was more concerned about eliminating the possibility of a specific use. He wanted to ensure that whatever future land use was designated, it precluded the property being used as a homeless center. Ms. Petheram explained that Flex Industrial allowed residential but only in partnership with a mix of uses so the property could not just have residential as an isolated project. Mr. Brimley advised the Council to be mindful of what zoning types were tied to that land use. She said the zoning was the Commercial/Residential. Councilmember Ratchford read the parameters of that zone. Councilmember Peterson asked if there would be any benefit to split where it would be heavier industrial and flex out front. It was decided that south of B Street would be changed to Flex Industrial and then between B Street and E Street designated as Manufacturing. Mr. Allen thought there was an opportunity for redevelopment west of 7<sup>th</sup> Street. Mayor Shepherd thought those designations would provide the most protection for the City. Mr. Brimley asked if those land use designations called for new zoning districts. Ms. Petheram said Flex Industrial did, but made a note that it could correspond with the CR zone. Mr. Brimley clarified that currently, the Land Use called it Industrial and Zoning called it Mixed-Use, and that the City wanted more of the Flex-Industrial south of B Street, and north of it Manufacturing (M-1).

Mr. Stoddard called attention to the tree farm properties that were designated as Neighborhood Residential on the proposed land use map, which was not consistent with the Station Area Plan.

He explained that the reason it was showing residential was because the designation was done by parcel, so they would have to create a separate polygon to reflect that the State Street portion was designated Commercial.

Councilmember Peterson asked to review a designation on the south end of the City. There was a Transitional section on the south end of Main Street that designated some properties as townhomes that were two and three stories. She said it was inconsistent with the established neighborhood. Mr. Stoddard said the idea behind that was that there were not additional types of housing at the south end of the City. He said there could be an option to have different housing types off Main Street. Councilmember Peterson said it would be inconsistent because they had infill on agriculture lots that had been single-family detached. She reminded Staff that the Council had been very consistent with being aggressive with density and range of housing in City Centers, but in established neighborhoods where there were established height, use and established street networks it was glaringly inconsistent. She thought there would have been a push to create a transitional area on the long rectangle parcels. She pointed out that the existing zone was R-1-6 except the agricultural areas in the power corridor. She said she could see a rough equivalency of an R-1-4, but there was an established grid and network, and it was completely surrounded by built-out homes that were two stories. Councilmember Peterson pointed out that entry level housing was missing and the City needed to be careful that the message was not density at all costs. Ms. Petheram thought that the idea of the Transitional Residential was to support the small lot single-family as well as townhome use but she thought the Neighborhood Residential went down to the smaller lots as well. Mr. Stoddard said small lot, single-family could go in both designations. Councilmember Peterson insisted that the orange Transitional designation be removed completely from that area and that it be R-1-6 – Neighborhood Residential. Ms. Petheram said that was an area where the Conservation Overlay designation was used to support the smaller lot single family with some open space.

Councilmember Peterson pointed out that the Conservation overlay designations were not defined and needed to be if it would be referenced. Mr. Stoddard indicated that the Conservation Overlay was defined with the neighborhood overlays. She recommended ensuring the photos used in the document actually reflected the section they were within.

Councilmember Thompson recommended that the green areas be strategically planned, by creating defensible fire spaces, he said it was important that the land use documents spoke to resilience, and outlined mitigation strategies so that as bond investors reviewed the City, they could feel that the “product” and investment was safe. Councilmember Thompson brought up the report completed by Hill Air Force Base in 2019 that reported on potential climate issues and the potential of increased desertification of the area so he thought it would be wise to be proactive and address future possibilities.

Councilmember Thompson asked that Staff and FFKR have discussion about drought policy in the water element as they had discussions with the Division of Natural Resources. He said that the credit rating agencies were looking for water planning for drought resilience in the land use documents as well. Mr. Stoddard said the water element would be completed in the Fall 2025. Mr. Allen asked if the General Plan would be revised once the water element was completed. Ms. Petheram said once it was completed, they would determine if it could be integrated easily

into the General Plan document. She said if the structure of the document was different, or if the State was going to require periodic updates to the water element, then it might make sense to keep it as a separate document. She said they were trying to get more feedback from the State for the next steps. Mr. Allen asked for the statutorily required elements for a General Plan. Ms. Petheram said land use, transportation, water use, preservation, and moderate-income housing. She said State requirements might change. Mr. Stoddard asked the Council whether another work session was needed or if a public hearing could be scheduled.

Councilmember Peterson made a number of suggested revisions to some areas in the document where policy statements were made that she felt went too far in encouraging different types of housing types and densities within established neighborhoods and zoning. Mr. Stoddard confirmed it was related to infill development and Staff was looking for guidance on how that could be addressed. Councilmember Peterson said the Council had already made that decision and that infill development was to be consistent – not necessarily complementary as stated in the draft document – with whatever was surrounding it. Mr. Stoddard pointed out that any change in in-fill development would require the adoption of a new zone which would require specific details of the development be adopted by the Council. Councilmember Roper asked to have language in the document that specified keeping the identity of a neighborhood. Councilmember Peterson liked the idea of saying ‘preserving or maintaining the integrity of the area.’ Councilmember Thompson said any time you brought in new development it would affect a neighborhood – he felt complementary might be too broad of a term. Mayor Shepherd liked the idea of complementary because it focused on complementary but attainable and affordable.

Councilmember Peterson took issue with the statement within the document of enhancing and expanding amenities within neighborhoods, because the City had a hard enough time funding the current parks and amenities. She recommended the document say ‘maintain or sustain service levels’ instead. Councilmember Thompson pointed out that the Form Based Code already added more park space. Councilmember Thompson said it was important to be conscientious when talking about growing park spaces because it could increase the need for greater taxation.

Councilmember Wurth thought the purpose of the General Plan was to create a vision for the future. He mentioned that “amenities” were not necessarily open space but there were opportunities for different types of amenities in neighborhoods. He commented on the recurring theme of historical precedent regarding density and infill. He mentioned the document was the perfect opportunity to have a re-centered conversation because if the Council was cognizant of the infrastructure costs to continue to participate in suburban sprawl through less dense zones, then it had to acknowledge that the City had to grow its tax base elsewhere. Councilmember Peterson did not agree because Clearfield was so built out. Councilmember Wurth said homeownership was the goal for every housing type in the City because of the benefits of generational wealth and other economic impacts. He thought the subject of where density would be allowed in the City needed to be revisited to determine if that was still the direction the Council as a group believed in. Councilmember Thompson mentioned that density of housing made an impact on City services, for example in policing, which was what influenced his view of density. Councilmember Wurth thought because the City was mostly built out, not allowing development of infill properties with different types of housing perpetuated the housing crisis and thought it warranted a larger discussion because townhomes and duplexes were the modern

equivalent of a starter home. Councilmember Thompson thought if he were to change his mind it would have to be deed-restricted properties. Mayor Shepherd brought up that on in-fill pieces of property, if the lot were vacant, there would be a very different conversation. He did not want to create an opportunity for developers to walk into neighborhoods and buy multiple properties to tear down and build something completely different, right in the middle of a neighborhood. Councilmember Wurth said the City should preserve historical housing that was more attainable. He said the high level, general conversation that needed to be had.

Councilmember Peterson asked that the reference to establishing a city-wide beautification program be removed because there was a commission already in place with the Parks & Recreation committee that was already doing a great job. Additionally, she did not want things inside the document that would be unfunded and require additional taxing. Councilmember Peterson thought the references to community programs and gardens should be removed because she did not feel it was the City's purview and thought the programs came at a cost and she would rather see policies that protected the City. Mr. Stoddard said the concept was to have a land use policy that allowed a community to improve an unutilized space for a garden at no cost to the City. Councilmember Peterson was okay with it if it did not require additional cost to the City. She pointed out other language that mentioned the City participating in a project and did not want to burden Staff with running additional programs. She suggested it did not need to be part of the General Plan. Councilmember Wurth pointed out that the document was idealistic and referred to language in the community section that was being discussed that stated that the section reflected a framework of potential options, and the Council was not beholden to do any of it. He said they were things that could be done to reinforce the Council's desire to move forward with the general ethos. There was a discussion on the Healthy Utah program, and while it would not require City funds, it would take Staff time. Mayor Shepherd agreed that it did not hurt to include options for community programs. Councilmember Roper recommended that the wording be altered to not call out specific programs.

Mr. Brimley called attention to the fact that none of the General Plan was regulatory, and it was all idealistic. He thought the Council worried about the obligation that was being created with what was included in the document. He asked the Council to question what they were trying to accomplish – stay the same, make changes, consider alternate perspectives. He reminded the Council that it decided what obligations were created in the future. He also explained that the policy statements on housing were meant to be broad because when they get too detailed it would enter the realm of zoning, but zoning and land use were two separate pots that the Council needed to be mindful of, so it did not create regulatory language in a document that was meant to be advisory. Councilmember Thompson was concerned that the broader the document the more chance that the courts would lean toward the developer. Mr. Brimley said with code yes, but not with the General Plan. He said the Council needed to be mindful that they were not calling things regulatory that were advisory ways for the community to rise to the next level.

Councilmember Peterson asked whether the strategy to create an Economic Development Plan had already been achieved. Mr. Brimley said the Economic Analysis had been budgeted, but had not yet been accomplished. He said if this was taken out there was no encouragement to move to the next level. Councilmember Peterson called out a section that referred to roadways and types of infrastructure that were out of the City's control. Ms. Petheram explained that UDOT was

very specific that cities needed to specify what context-sensitive design was and what the City envisioned. She said UDOT had an obligation to work with cities to develop context-sensitive roadways, but if there was no guiding language specifying what it was UDOT would default to the standard.

Councilmember Peterson conveyed her concerns with the visuals within the document. She pointed out that 40% of the document was photos and most were duplicates, unflattering, grainy, or underdeveloped. Councilmember Roper said the visuals should reflect Clearfield City, and that the document was the City's image.

Ms. Petheram asked if the Council needed to get back together again or if she could send the Council an updated document to review. The Council thought they could review the document and offer feedback without a meeting. The public hearing would be held on July 22, 2025.

**Councilmember Peterson moved to adjourn at 8:21 p.m., seconded by Councilmember Wurth.**

**RESULT: Passed [5 TO 0]**

**YES:** Councilmember Thompson, Councilmember Peterson, Councilmember Roper, Councilmember Ratchford, Councilmember Wurth

**NO:** None

**APPROVED AND ADOPTED  
This day of 2025**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, June 10, 2025.

**/s/ Nancy R. Dean, City Recorder**

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 PM WORK SESSION  
June 24, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Councilmember Karece Thompson, Councilmember Tim Roper, Councilmember Megan Ratchford, Mayor Mark Shepherd, Councilmember Dakota Wurth

ABSENT: Councilmember Nike Peterson

STAFF PRESENT: Assistant City Manager Spencer Brimley, Community Services Director Eric Howes, Police Chief Kelly Bennett, City Manager JJ Allen, Community Relations Director Shaundra Rushton, Public Works Director Adam Favero, Finance Manager Rich Knapp, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor, Community Development Director Stacy Millgate

VISITORS: Jenna Nelson, Jane Budd, Tony De Mille, Jarrod Case – Hill AFB, Carly Siddoway – Hill AFB

Mayor Shepherd called the meeting to order at 6:00 p.m.

ENVIRONMENTAL UPDATE BY THE AIR FORCE CIVIL ENGINEER CENTER

Jarrod Case, PFAS Project Manager, was part of the Restoration Program investigating contamination on Hill Air Force Base (HAFB) and in the surrounding communities. He updated the Council on the status of the investigation of per- and polyfluoroalkyl substances (PFAS). He showed the legally enforceable drinking water standards from the EPA of five chemicals and their maximum contaminant level (MCL) and stated that no one on or around HAFB was drinking water with PFOS and/or PFOA from the Air Force above the MCLs. He explained the Air Force plan of action and actions being taken at Hill Air Force Base.

DISCUSSION ON THE PROCLAMATION FOR DISABILITY PRIDE MONTH

Mayor Shepherd introduced the Proclamation for Disability Pride Month requested from a Clearfield City resident. Councilmember Wurth said the most consistent and vocal feedback he received from residents was from disabled residents who wanted more from the City and better accommodations in the City. He thought it was important to recognize they could do more for that community. Mayor Shepherd was okay with proclamations that represented groups because it showed the inclusivity of the City. Councilmember Wurth pointed out that as the seventh most diverse city in Utah, issuing proclamations such as this was a formalized way to recognize that. He thought that as long as a proclamation was not an ideological measure, issuing proclamations



was part of the role they played as a non-partisan body.

**INTERVIEW OF CLEARFIELD CITY YOUTH COMMISSION MEMBER FOR  
APPOINTMENT TO THE PLANNING COMMISSION**

Jane Budd, Clearfield City Youth Commission member, was interviewed by the Council as she was nominated to be appointed as the Youth Ambassador to the Planning Commission.

**Councilmember Wurth moved to adjourn at 6:28 p.m., seconded by Councilmember Thompson.**

**RESULT: Passed [4 TO 0]**

**YES:** Councilmember Thompson, Councilmember Roper, Councilmember Ratchford, Councilmember Wurth

**NO:** None

**ABSENT:** Councilmember Peterson

**APPROVED AND ADOPTED  
This day of 2025**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, June 24, 2025.

**/s/ Nancy R. Dean, City Recorder**

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 PM POLICY SESSION  
June 24, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Tim Roper, Councilmember Karece Thompson, Councilmember Megan Ratchford, Councilmember Dakota Wurth

ABSENT: Councilmember Nike Peterson

STAFF PRESENT: City Manager JJ Allen, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor, Public Works Director Adam Favero, Police Chief Kelly Bennett, Community Services Director Eric Howes, Assistant City Manager & Economic Development Director Spencer Brimley, Finance Manager Rich Knapp, Communications Manager Shaundra Rushton, Assistant City Attorney Amy Jones, Community Development Director Stacy Millgate

VISITORS: Kimberly Budd, Zadok Budd, Tony De Mille, Matt Gertge

Mayor Shepherd called the meeting to order at 7:00 p.m.

Councilmember Thompson led the opening ceremonies.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE  
FISCAL YEAR 2025 (FY25) BUDGET

Rich Knapp, Finance Manager, presented proposed budget amendments to the FY25 budget that exceeded budget authority. He proposed the following amendments:

- \$27k net increase in expense in the PARAT fund due to an overage in cost for the Skate Park additions, and the cost for the pavilion coming in under budget
- \$30k increase for inspections from an increased need for contracted Plan Reviews and Inspections due to growth.
- \$29k increase in bank fees due to increases in use fee per transaction.
- \$1,225,181 increase to the anticipated budget for the Clearfield Station project. He said the net planned revenues to planned expenses show a \$307k shortfall, but as discussed the interest earned on the bond monies for this project could be used for the shortfall.

Mayor Shepherd opened the public hearing.

There were no public comments.

**Councilmember Roper moved to close the public hearing at 7:05 p.m., seconded by Councilmember Wurth.**

**RESULT: Passed [4 TO 0]**

**YES:** Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

**NO:** None

**ABSENT:** Councilmember Peterson

**PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING AMENDMENTS OF THE UTILITY FEES FOR SEWER IN THE CITY'S CONSOLIDATED FEE SCHEDULE**

Rich Knapp, Finance Manager, reviewed the proposed increases to the monthly sewer charges that the City levied on behalf of the North Davis Sewer District. It would take effect July 1, 2025. He said the residential and commercial base rates would increase from \$21.50 to \$24.00 and the commercial use rate per 1,000 gallon would increase from \$2.15 to \$2.40. He reviewed an additional increase of \$2.50 that would be implemented July 1, 2027. Mayor Shepherd pointed out that the increases were a pass through directly from North Davis Sewer District and not imposed by the City.

Mayor Shepherd opened the public hearing

There were no public comments.

**Councilmember Thompson moved to close the public hearing, seconded by Councilmember Ratchford.**

**RESULT: Passed [4 TO 0]**

**YES:** Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

**NO:** None

**ABSENT:** Councilmember Peterson

**OPEN COMMENT PERIOD**

There were no public comments.

**APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF THE YOUTH COMMISSION MEMBER TO THE PLANNING COMMISSION**

Mayor Shepherd put forth a recommendation to appoint Jane Budd from the Clearfield City Youth Commission as a member of the Planning Commission.

After the Communication Items on the agenda, Nancy Dean, City Recorder, administered the

Oath of Office to Jane Budd.

**Councilmember Wurth moved to approve and consent to the Mayor's appointment of Jane Budd as the Youth Commission member to the Planning Commission and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper.**

**RESULT: Passed [4 TO 0]**

YES: Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

ABSENT: Councilmember Peterson

**APPROVAL OF RESOLUTION 2025R-08 AUTHORIZING AND ADOPTING AMENDMENTS TO THE FY25 BUDGET AND APPROPRIATING FUNDS FOR THE PURPOSES SET FORTH THEREIN**

**Councilmember Roper moved to approve Resolution 2025R-08 authorizing and adopting amendments to the FY25 budget and appropriating funds for the purposes set forth therein and authorize the mayor's signature to any necessary documents, seconded by Councilmember Wurth.**

**RESULT: Passed [4 TO 0]**

YES: Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

ABSENT: Councilmember Peterson

**APPROVAL OF ORDINANCE 2025-16 AMENDING THE UTILITY FEES FOR SEWER IN THE CITY'S CONSOLIDATED FEE SCHEDULE**

**Councilmember Thompson moved to approve Ordinance 2025-16 amending the Utility Fees for Sewer in the City's Consolidated Fee Schedule and authorize the mayor's signature to any necessary documents, seconded by Councilmember Ratchford.**

**RESULT: Passed [4 TO 0]**

YES: Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

ABSENT: Councilmember Peterson

**COMMUNICATION ITEMS**

**MAYOR'S REPORT**

***Mayor Mark Shepherd***

- He reported that he would be speaking with a group in Vernal about the same housing challenges being experienced in Clearfield.

- This week he had attended the change in command for the 388<sup>th</sup> Ops group.
- He commended Mr. Allen and Staff for continuously following and actively participating in the recent legislative session and for staying on top of legislative changes to Utah Code in regard to their meeting the new deadline passed by the legislature this last session that required cities that would be going through Truth in Taxation to inform the State Tax Commission by July 1, 2025. He said a number of cities had missed that deadline and were notified that their proposals were rejected so they could not have a Truth in Taxation, but would have to accept the County's tax rate.
- He announced that Dallin Weeks (one of the original members of "Panic at the Disco") but now with the band "I Don't Know How but They Found Me" would perform a free show at the Clearfield Amphitheater at Bicentennial Park.
- He said the Parade Coordinator was very busy and had received offers for cars to drive the Grand Marshall.

## CITY COUNCIL'S REPORTS

### ***Councilmember Thompson***

- He reported that the North Davis Sewer District had approved the bid to re-do the electrical infrastructure for the Sewer District and were working to be ahead in the disposal of biosolids.

### ***Councilmember Ratchford***

- She encouraged residents to attend the Citizen Police Academy that would begin August 8, 2025 and run for 16 weeks. She highly recommend the program.
- She said there was a need for an upcoming special training with police officers and SWAT members for active attack. She said interested parties could sign up to be victims or help with training scenarios.

### ***Councilmember Wurth***

- He expressed his sincere condolences to the family of Arthur "Afa" Ah Loo, a resident of Clearfield City, that was killed at the recent "No Kings" protest in Salt Lake City.
- He reported that the Youth Commission was awarded a \$1,000 Grant from the North Davis Communities That Care Coalition to host a mental health petting zoo. He was working with the police department to see if the event could be held in tandem with their Night Out Against Crime.

### ***Councilmember Roper***

- He reported that the North Davis Fire District approved its budget.
- For those looking for volunteer opportunities Open Doors was always looking for allies.

## CITY MANAGER'S REPORT

### ***JJ Allen, City Manager***

- He said he would submit the application to Safe Streets for All where he was asking for \$21M for pedestrian bridges.
- He said he would send an email to the Council regarding getting water to landscaping at the I-15 interchange.

## STAFF REPORTS

### ***Nancy R. Dean***

- July 1, 2025 – No meeting
- July 8, 2025 – Policy & work sessions
- July 15, 2025 – not determined at this time
- July 22, 2025 – work & policy session
- She said the ballots would be distributed for the City Council race approximately July 21, 2025.

### ***Kelly Bennett, Police Chief***

- He reported on the Cops & Cars event where unclaimed monies had been appropriated to help fund the event. He said it was the most successful in history where they had raised several thousands of dollars for the family of Officer Jared Jensen, who had passed away shortly after the event.

### ***Shaundra Rushton, Communications Manager***

- She announced the Search the City event had started and encouraged hunters to start searching.
- She said Monday, June 30, 2025 the Paint the Bridge event would be held.
- She informed the Council that the muralist for the Napa Auto Parts would start Wednesday, June 24, 2025 and should be close to completion before the parade.

**Councilmember Wurth moved to adjourn as the City Council and reconvene as the Community Development & Renewal Agency at 7:26 p.m., seconded by Councilmember Roper.**

**RESULT: Passed [4 TO 0]**

**YES: Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth**

**NO: None**

**ABSENT: Councilmember Peterson**

**APPROVED AND ADOPTED  
This day of 2025**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, June 24, 2025.

/s/ Nancy R. Dean, City Recorder

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 PM WORK SESSION  
July 08, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Councilmember Karece Thompson, Councilmember Nike Peterson (via Teams), Councilmember Tim Roper, Councilmember Megan Ratchford, Mayor Mark Shepherd, Councilmember Dakota Wurth

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager & Economic Development Director Spencer Brimley, City Attorney Stuart Williams, Police Chief Kelly Bennett, Public Works Director Adam Favero, Community Services Deputy Director Curtis Dickson, Deputy City Recorder Chersty Titensor, Assistant Police Chief Devin Rogers, Community Development Director Stacy Millgate

VISITORS: Nicole Cottle and Roger Timmerman – UTOPIA Fiber, Tony De Mille

Mayor Shepherd called the meeting to order at 6:00 p.m.

REPORT FROM THE UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY (“UTOPIA”)

Roger Timmerman, Executive Director and Nicole Cottle, Director of Government Affairs of Utopia Fiber, were in attendance to present an update about the status of UTOPIA. Mr. Timmerman provided background behind the agreement between Clearfield City and Utopia Fiber. He showed a list of participating cities. He gave a summary of the accomplishments by UTOPIA. He explained the superior service provided through UTOPIA Fiber and the growth of subscribers.

Nicole Cottle, Utopia Fiber, provided data that was specific to Clearfield City. She said Clearfield City’s trend line showed an average increase of 16.5 subscribers per month over the last year. She showed a subscriber map which showed the residential and business representation of subscribers. She showed a graph that compared the System Revenue vs. City Contractual Obligation which showed that the debt service was clearly covered, and any additional funds were used to do additional hookups, refresh and go into a fund for new development. She reviewed the economic benefits to Clearfield residents by utilizing UTOPIA Fiber.

- She stated that the service saved the average households subscribing \$29/month or \$348/year.
- Clearfield resident savings of \$599,604/year (1723 subscribers \$348)
- Clearfield business savings of \$170,400/year (estimated) (142 business connections)



\$1200)

- Clearfield's estimated 10 year economic benefit of \$359M based on Clearfield's size relative to EPB economic study.

Ms. Cottle explained UTOPIA Fiber's future technology plans as outlined in the presentation materials.

## DEPARTMENT UPDATES

### ***WATER SYSTEM UPDATE***

Adam Favero, Public Works Director, provided an update on the water system after it recently experienced struggles. He said the 700 South well site (house of the 1M gallon storage tank) went down. He said Staff pinpointed the issue to the motor or an electrical issue down in the casing. He said Staff was planning on Wednesday morning to meet with the electrician to test the pump. He said that the pump supplied a lot of water over the summer.

He said the problem at Freeport was due to a fire in the small booster pump. The electrician thought all the fire and smoke went into the VRD in the large booster pump and burned it. He said there were two wells operating at Freeport and two booster pumps. The small booster pump was out of service. He said the City got a new VRD drive installed on the large booster pump and they were currently fine tuning the pump which could take several days.

He reported that at Hill Field the well was operating, the tank was full and waiting for Bac-T results. He said there was a good chance 700 South would not be up and running this year. He said his crew had been adjusting Pressure Regulator Valves.

Mr. Favero said he was compiling a list of things that could have been done better through this situation. He said currently the cost for the repairs at Freeport was \$29k, but he was not sure how much more the repairs would cost. Mr. Allen asked Mr. Favero to explain in more detail the events surrounding Freeport and shutting down the water in South Clearfield. Mr. Favero explained the circumstances that led to the shut down and apologized for communication errors. Mr. Allen said they would discuss the water system at the upcoming retreat. Mr. Favero provided more information to assist Councilmember Thompson understand the reasons for the fire.

### ***BRIDGE INSPECTION PROGRAM***

Adam Favero, Public Works Director, said that every two years UDOT inspected local government's in-service bridges. Clearfield City had bridges at 800 North, Center Street, and 300 North. He said after the inspections UDOT would send a report detailing the health index made from the condition of the deck, structure, and underground members. He said there was not a lot of involvement in the process as a City. He said UDOT's Health Index scored from 0-100. Clearfield City's bridge scored as follows:

- 800 N: 72.02
- Center Street: 84.45
- 300 No: 43.52

In looking into next steps for the 300 North bridge, the newly completed Transportation Master

Plan, which Council had not yet seen, suggested that the City investigate acquiring funding to work with UDOT to better understand the expected lifespan and approach to rehabilitation/replacement of their bridges. It was recommended that the City should begin discussions with UDOT's Director of Region One, Region One Program Manager, and Local Government Program to determine the appropriate course of action. Mr. Favero said that the mayor, city manager, and he and his deputy had met with Region 1 leadership last week and that UDOT was going to put the bridge on their "Off System Project" list which would put it on the forefront. The study said that replacement costs could be as much as the City's entire 2025 annual budget at approximately \$40M. Councilmember Thompson asked if the City built the 300 North bridge. Mayor Shepherd said UDOT had built it, and they had turned it over to the City when they took Hwy 193. Mr. Allen said it was part of the extension of Hwy 193 extension to 2000 West when that project was complete, the City took ownership of 300 North.

#### ***ASSISTANT POLICE CHIEF ROGERS – FBI NATIONAL ACADEMY EXPERIENCE***

Devin Rogers, Assistant Police Chief, related his recent experience at the FBI National Academy. He said it was 10 weeks of advanced communication, leadership and fitness training. He said it was a way to assemble law enforcement leaders from across the country to create networks to share information, and teach similar leadership practices to improve law enforcement across the country. He said while he was there, he had taken graduate courses from the University of Virginia. He said they were great courses, and he had gotten some great information he would like to see implemented in the Clearfield police department. He said there were 239 law enforcement officers that graduated in his session at Quantico, Virginia. He said the Academy was one of the highlights of his career and the most challenging things he had to endure. He said his greatest takeaway was networking with people across the country and across the world. He said he would encourage others to attend. He said he would be a member of the FBI National Academy Associates. He said as they looked forward to the mental health officer program, he had received other agency's policies for their programs, and feedback of what had and had not worked. He said networking was a huge benefit.

#### ***CRIME REDUCTION UNIT***

Kelly Bennett, Police Chief, reminded the Council that they had asked for an additional \$7500 in FY25 overtime budget to help them focus on areas in the City where there was repeated crime or needed reinforcement. They had selected 4-5 officers on the CRU team. They had been able to focus on public safety, repeat calls, different nuisance calls. He said the CRU followed standard procedures – risk assessment, deconfliction, debriefing, administration review (risk mitigation). He reported on the statistics accomplished by the CRU. Chief Bennett said that funding for the CRU was included in the budget again this year.

#### ***SIGNAGE REGULATION EDUCATION/OUTREACH***

Stacy Millgate, Community Development Director, spoke with the Council about what Staff was doing to educate businesses on the sign ordinances to promote compliance. She said in 2024 six Requests For Compliance (RFC) were issued; code compliance began assisting PD with parking violations. She brought to the Council's attention two advertising benches that had recently been placed by South Clearfield Elementary and the Library. She asked for the Council's direction on future enforcement and education. Mayor Shepherd recommended the subject be added to a work session for further discussion.

**Councilmember Thompson moved to adjourn at 7:04 p.m., seconded by Councilmember Wurth.**

**RESULT: Passed [5 TO 0]**

**YES: Councilmember Thompson, Councilmember Roper, Councilmember Ratchford, Mayor Shepherd, Councilmember Wurth**

**NO: None**

**APPROVED AND ADOPTED**

**This day of 2025**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, July 08, 2025.

/s/ Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 PM POLICY SESSION  
July 08, 2025

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Nike Peterson (Via Teams), Councilmember Tim Roper, Councilmember Karece Thompson, Councilmember Megan Ratchford, Councilmember Dakota Wurth

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager & Economic Development Director Spencer Brimley, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Services Deputy Director Curtis Dickson, Community Development Director Stacy Millgate, Deputy City Recorder Chersty Titensor

VISITORS: Tony De Mille

Mayor Mark Shepherd called the meeting to order at 7:09 p.m.

Councilmember Ratchford led the opening ceremonies.

APPROVAL OF MINUTES

May 20, 2025 – work session

May 27, 2025 – policy session

**Councilmember Wurth moved to approve the May 20, 2025 work session and May 27, 2025 policy session minutes, seconded by Councilmember Roper.**

RESULT: **Passed [5 TO 0]**

YES: Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

NO: None

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH CRUSH GOLF AND GRILL

Spencer Brimley, Assistant City Manager & Economic Development Director, reviewed the proposed incentive agreement with Crush Golf & Grill for a project that included a 32k square

foot building. He said it had been granted land use approval and the permit was ready to issue. He said the developer had started grading the site.

He said the total amount of the incentive was \$163,633. He explained that the incentive was more of a deferral that required the developer to complete the project and start generating revenues and at such time as the project was completed the incentive would be paid. He said if the developer did not get to operation they would be required to pay the fees. He explained that the State had created a limitation on incentives for retail uses and explained how the area qualified for an incentive under the exception in UCA §11-41-103(2). He reviewed the fees that would be included in the incentive.

**Councilmember Roper moved to approve the Economic Development Incentive Agreement with Crush Golf and Grill and authorize the mayor's signature to any necessary documents, seconded by Councilmember Wurth.**

**RESULT: Passed [5 TO 0]**

**YES:** Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

**NO:** None

## COMMUNICATION ITEMS

### MAYOR'S REPORT

#### ***Mayor Mark Shepherd***

- He reported that he had met the new Commander of the 388<sup>th</sup>
- He thanked Staff, and especially Curtis Dickson for all that was done to make the 4<sup>th</sup> of July Festival such a success. He said he received great feedback.
- He expressed his appreciation to the Council members for their efforts on the Council float and thanked Councilmember Wurth for his work on the Youth Commission float.
- He announced that a resolution would be brought before Council to declare that the City would organize a Utah250 committee.

### CITY COUNCIL'S REPORTS

#### ***Councilmember Thompson***

- Nothing to report.

#### ***Councilmember Ratchford***

- She reminded all that the Citizen Police Academy started August 14, 2025. She encouraged participation.

#### ***Councilmember Wurth***

- He expressed appreciation to Curtis Dickson for his help with the Youth Commission float. He thanked Councilmember Ratchford for her personal help and Mayor Shepherd and his family for all they do for the festivities. He thanked City Staff for all their hard work.
- He said members of the Youth Commission would moderate a City Council Debate, Wednesday, July 9, 2025 at the Library at 6:00 p.m. He encouraged residents to attend.

***Councilmember Roper***

- Nothing to report
- 

***Councilmember Peterson***

- She expressed appreciation for the 4<sup>th</sup> of July event. She has a new perspective this year.
- She thanked JJ Allen and Ricki Miller for their communication and help.

**CITY MANAGER'S REPORT**

***JJ Allen, City Manager***

- He added his expression of appreciation to all of the 4th of July festivities.
- He reminded the Council that the Retreat would be held on August 1, 2025 at Station 42 North Davis Fire District. He welcomed suggestions for agenda items from the Council.
- He reported that he and Mayor Shepherd had attended a lunch with UDOT leadership from Region 1 which allowed some coordination and catching up on the City's projects and needs. Mayor Shepherd said they had discussed 650 North during that meeting and it was on UDOT's radar. Once 1800 North was completed they would be able to turn their focus to 650 North for new designs.

**STAFF REPORTS**

***Chersty Titensor, Deputy City Recorder***

- July 15, 2025 – no meeting
- July 22, 2025 – work and policy sessions
- July 29, 2025 – no meeting scheduled yet.

***Curtis Dickson, Deputy Community Services Director***

- He thanked Mayor Shepherd and the Council on behalf of City Staff for their support and funding for 4<sup>th</sup> of July Festival. He was happy to see the turnout. He said making Clearfield City a place where people want to be was the motivating factor behind Staff's hard work. He said there would be a wrap-up meeting on Tuesday, July 15, 2025 and welcomed feedback to encourage any improvement. Once the meeting was held, Staff would present to Council at a work session.

**Councilmember Thompson moved to adjourn as the City Council and reconvene as the Community Development & Renewal Agency at 7:24 p.m., seconded by Councilmember Wurth.**

**RESULT: Passed [5 TO 0]**

**YES:** Councilmember Peterson, Councilmember Roper, Councilmember Thompson, Councilmember Ratchford, Councilmember Wurth

**NO:** None

**APPROVED AND ADOPTED**  
**This day of 2024**

**/s/ Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/ Nancy R. Dean, City Recorder**

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, July 08, 2025.

**/s/ Nancy R. Dean, City Recorder**

DRAFT



## STAFF REPORT

**TO:** Mayor Shepherd and City Council Members

**FROM:** Tyson Stoddard, Planner

**MEETING DATE:** July 22, 2025

**SUBJECT:** Public Hearing, Discussion and Possible Action to consider the adoption of an update to the Clearfield City General Plan, to provide a comprehensive and long-range plan for present and future needs of the community, an advisory guide for land use decisions, and to provide the required General Plan Elements as set forth in Utah State Code.

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### **RECOMMENDED ACTION**

On May 21, 2025, the Planning Commission forwarded a recommendation of APPROVAL of the updated General Plan to the Clearfield City Council.

### **DESCRIPTION / 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.





The General Plan DRAFT was scheduled for a Public Hearing and went before the Planning Commission on May 21, 2025, for a recommendation to the City Council. Following the recommendation of approval from the Planning Commission, the DRAFT went before the City Council for discussion on June 10, 2025. Following the June 10<sup>th</sup> Work Session, the DRAFT was updated based on the discussion and individual Council member reviews and is included as an attachment to this staff report.

### **CORRESPONDING POLICY PRIORITIES**

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

The impacts of growth provide benefits and opportunities, while also presenting challenges, to the quality of life in Clearfield. The General Plan is a comprehensive policy document capturing the City's vision for the future, while also providing an understanding of what that vision means and how it will be accomplished. The plan establishes a guiding framework for making decisions related to Clearfield's image, livability, economy, and municipal services.

### **HEDGEHOG SCORE**

NA

### **FISCAL IMPACT**

While the fiscal impact of adopting the General Plan is minimal, the plan does include a Policy Guide with a section focused on economy and fiscal responsibility. The plan establishes a goal for the City to be fiscally responsible, with objectives and strategies provided to help achieve the goal.

### **ALTERNATIVES**

As the City Council considers the update to the Clearfield City General Plan, the following options are available.

1. ADOPT the proposed Clearfield City General Plan
2. TABLE the adoption of the proposed Clearfield City General Plan to request additional time to consider the plan.



### **SCHEDULE / TIME CONSTRAINTS**

Due to State legislative requirements, Clearfield City is required to adopt a water use and preservation element, integrated with the General Plan by December 31, 2025. The General Plan DRAFT does not include the water use element at this time, but the water element will come to the City Council later this year as an amendment to the General Plan.

### **LIST OF ATTACHMENTS**

- DRAFT Clearfield City General Plan

# **CLEARFIELD CITY GENERAL PLAN 2025**



**FINAL DRAFT  
JULY 10, 2025**

# ACKNOWLEDGMENTS

## MAYOR

Mark Shepherd

## CITY COUNCIL

Nike Peterson

Megan Ratchford

Tim Roper

Karece Thompson

Dakota Wurth

## PLANNING COMMISSION

David Bloomfield (*former*)

Robert Browning

Nicholas Dragon

Brogan Fullmer

Chad Mortensen

Kathryn Murray

Danielle Sikes

Brian Swan

Riley Wheeler

Jaylee Bouwhuis, (*Former Youth Commission Ambassador*)

## CITY STAFF

JJ Allen, *City Manager*

Spencer Brimley, *Assistant City Manager*

Stacy Millgate, *Community Development Director*

Brad McIlrath, *Senior Planner (former)*

Tyson Stoddard, *Planner*

Shaundra Rushton, *Communication Manager*

Jayden Martin, *Communication Coordinator*

## CONSULTANT TEAM

FFKR

## REGIONAL PARTNER

Wasatch Front Regional Council (WFRC)

*Funding support for the General Plan provided through the Transportation and Land Use Connection (TLC) grant program, administered by WFRC.*



FFKR | LANDSCAPE & PLANNING



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# PART ONE: CONTEXT & VISION

CHAPTER ONE: Introduction	5
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# CHAPTER ONE: INTRODUCTION

# 1.1 WELCOME

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## **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 ongoing planning efforts.

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

The General Plan is a comprehensive document capturing the City's vision for the future, while providing an understanding of what that vision means and how the vision will be accomplished. The plan establishes aspirations and potential 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 an advisory guide 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, housing, and water 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 include the following four elements:

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

The land use and transportation elements of the General Plan must consider and coordinate with Clearfield's Station Area Plan, *Clearfield Connected*, which was adopted in May 2024 to meet requirements for cities with a commuter rail station.

The City may adopt separate, individual plans to collectively fulfill the general plan requirements of Utah Code. The Moderate Income Housing element and the Water Use and Preservation element are in separate, individual plan documents.



# 1.2 ABOUT THE GENERAL PLAN

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## WHO USES THE GENERAL PLAN?

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

**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.

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

**Residents:** The General Plan can help Clearfield's residents familiarize themselves 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.

## 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. 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 TWO: COMMUNITY CONTEXT



Image: Clearfield Downtown, looking southeast; Utah Governor's Office of Economic Opportunity

## 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 will 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 supporting daily life



Image: Clearfield Vintage Sign; Utah Historical Society Collections

## 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.

## 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%).





Image: Clearfield City Bubble Fest, 2024; Clearfield City

## SOCIAL CONTEXT (CONT.)

Clearfield is a diverse community, and is more diverse than Davis County as a whole. For residents identifying as one race, 75% identify 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.

Clearfield is a family community, and many households 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. Increasing 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.





*Image: Clearfield Naval Supply Depot, 1963; Hal Rumel, photographer, Utah Historical Society Collections*

## 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 - Hill Air Force Base and Freeport Center.

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. In 1942, the United States built one of three inland naval supply depots in Clearfield. The Clearfield location was chosen for its relative security from enemy attack and its proximity to major western railways, military air transportation at the Ogden Air Depot (later to become Hill Air Force Base), and transcontinental highways for truck transportation. After the end of World War II, the Clearfield Naval Supply Depot became part of the peacetime Navy supply system until decommissioned in 1962. The property was sold and became the Freeport Center. The establishment of Clearfield as a military hub spurred the City's first major increase in population, from 982 people in 1940 to 4,723 people by 1950.

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.

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.



Image: Shoshone Village; Utah Historical Society Collections

## NATIVE PLACE NAME FOR THE CLEARFIELD AREA

Placename: Gu-ta-nu-a-de

Language: Western Shoshone

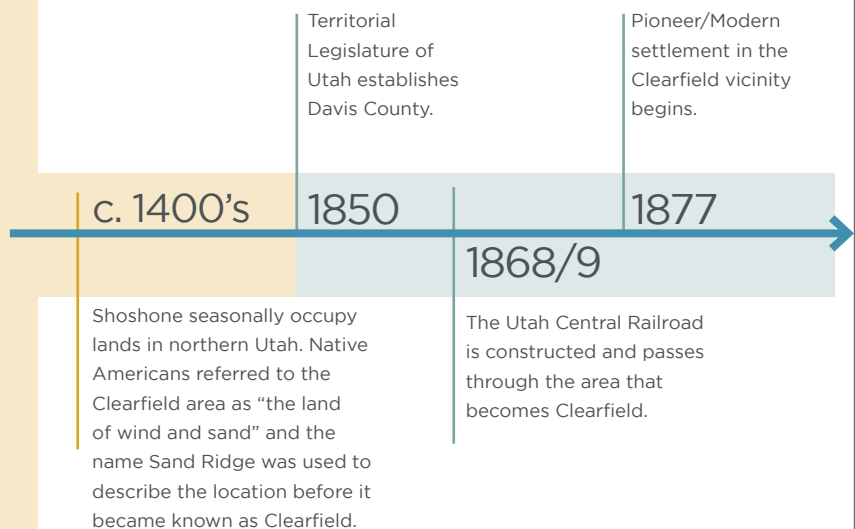
Meaning: "Where the wind blows hard"

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 identifying Indigenous place names for features of Utah and the Intermountain West.

## 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 & Inhabitation
3. Agricultural Community & Incorporation
4. Military and Industrial Establishment
5. Suburban Residential Development
6. Downtown Revitalization and Transit-Oriented Community





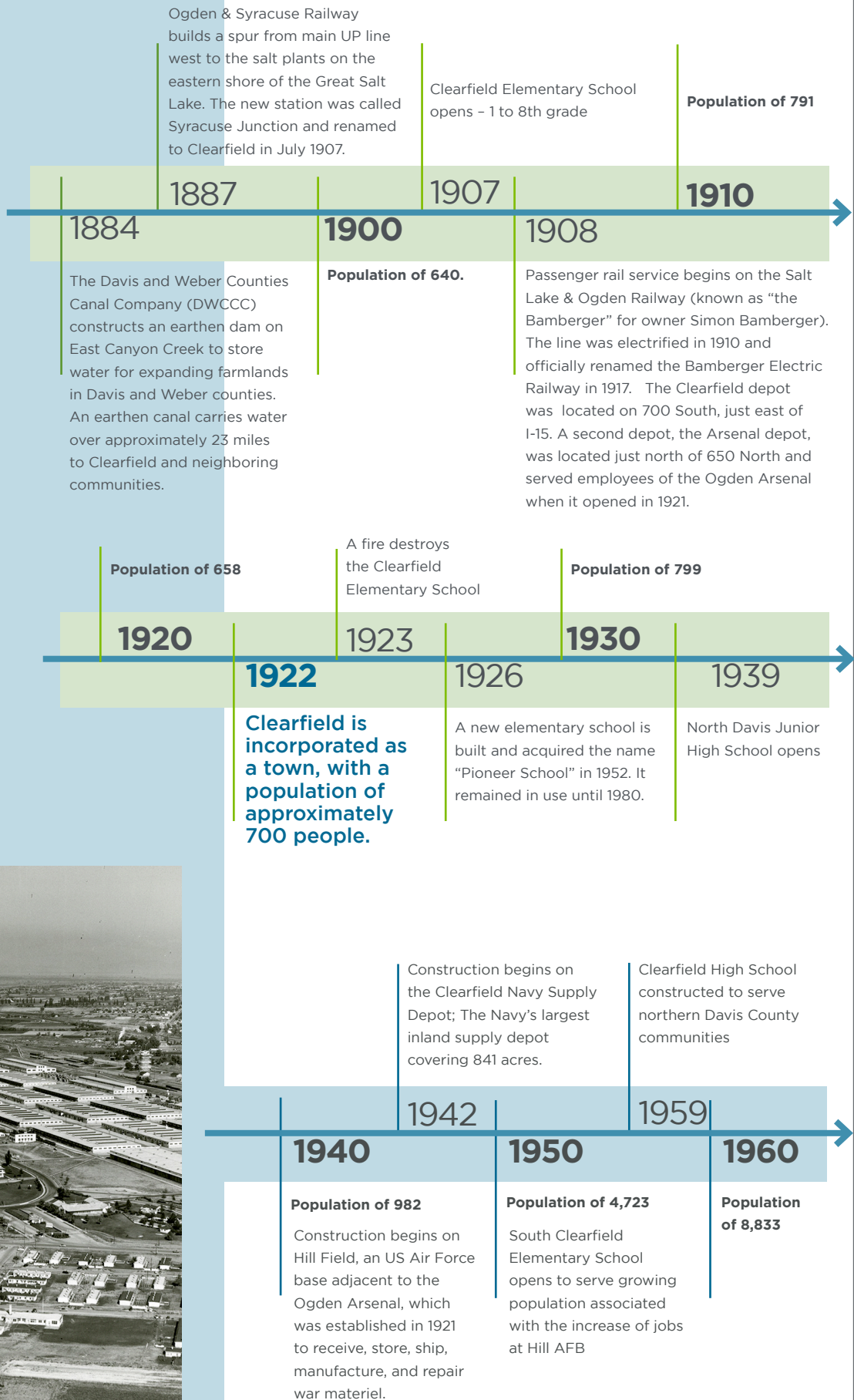
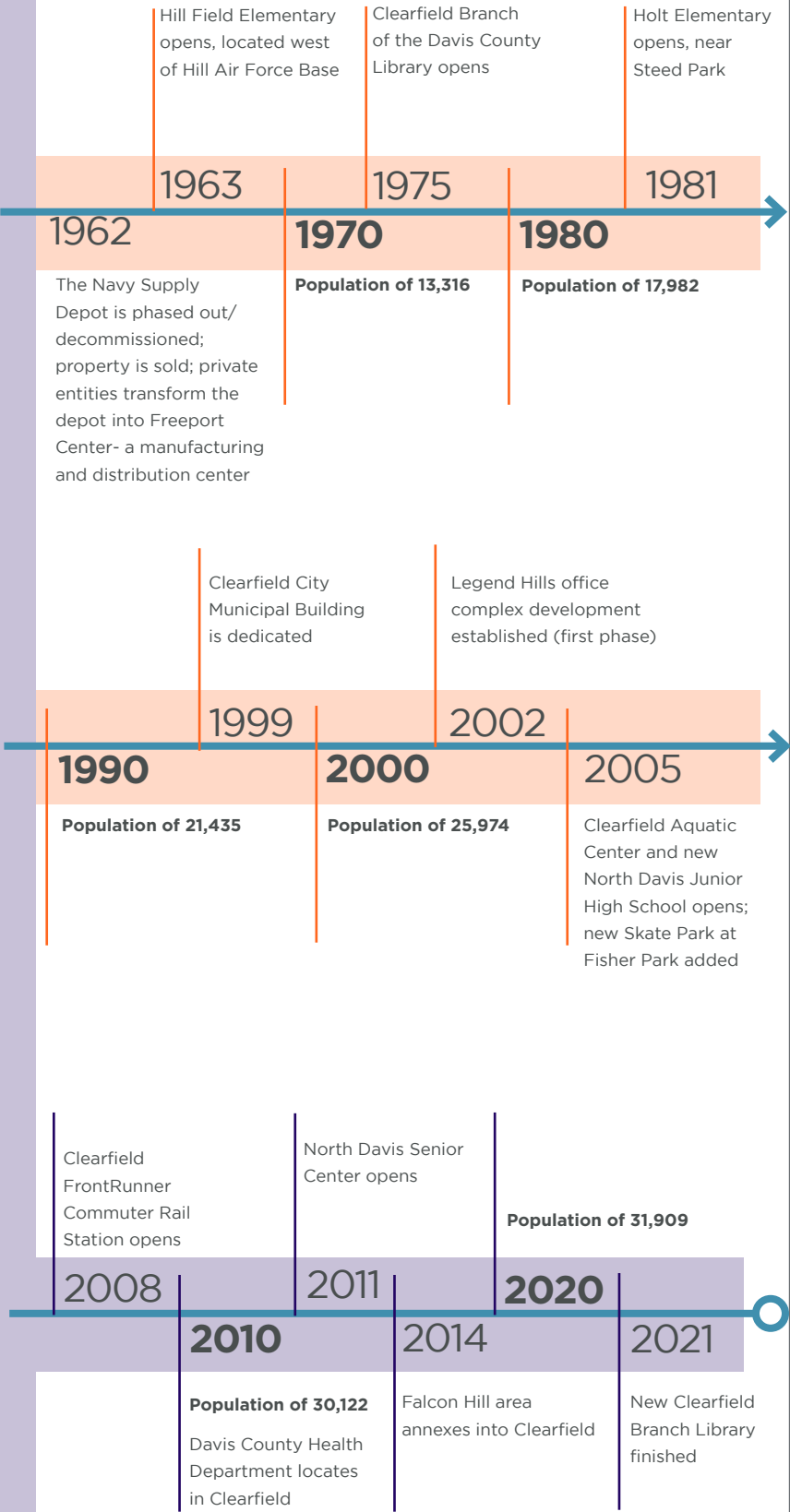


Image: Clearfield Naval Supply Depot; Weber State University Collections





Image: Clearfield Station; Clearfield City



## 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.



## 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 change in the total number of people 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.

## 2.5 COMMUNITY AND PLANNING PRIORITIES

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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 and Sense of Place** – establish walkable, mixed-use destinations to support clusters of activity and gathering with a sense of place.
3. **Community and Character** – 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, supporting businesses of all sizes.
5. **Housing and 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 to support shifting development patterns/trends, reflect best practices, and stabilize existing neighborhoods.
7. **Jobs and Employment Hub** – maintain a wide range of employment opportunities, salaries, and careers, including those 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 public facilities, communities, land use, and development patterns.
10. **Standards and Regulations** – strive to eliminate regulatory barriers to starting a small business, minimize detrimental impacts, maximize efficient land use, and support compatible development patterns.
11. **Innovation and Funding** - encourage and integrate innovative ideas and best practices, while pursuing funding and partnerships to help implement these ideas.

# CHAPTER THREE: VISION

## 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 and facilitate a high-quality of life for a range of individuals, households, and families.***

## 3.2 VISION INITIATIVES

---

### 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 seven sections representing a planning topic or element.

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



Image: Clearfield Station Bus Loop; Clearfield City

## INITIATIVE #1:

### FOCUSED, CENTERED, AND BALANCED GROWTH

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

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
- establishing a sense of place in Clearfield's centers

#### RELEVANT POLICY GUIDE TOPICS

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

## 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.

This initiative is geared toward:

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

#### RELEVANT POLICY GUIDE TOPICS

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





Image: Denver Rio Grande Trail; Clearfield City

### INITIATIVE #3:

## COMMUNITY WELLBEING AND QUALITY OF LIFE

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

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
- boost home-ownership and wealth-building opportunities

### RELEVANT POLICY GUIDE TOPICS

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

### INITIATIVE #4:

## RESILIENT CITY

Resilient City establishes a framework for Clearfield to function as an efficient and 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
- attract and retain local and small businesses

### RELEVANT POLICY GUIDE TOPICS

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

# PART TWO: POLICY GUIDE

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# CHAPTER FOUR: POLICY GUIDE INTRODUCTION

## 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

## 4.1 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 seven sections each representing 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 and Neighborhoods
2. Community Character
3. Parks and Trails
4. Economy and Fiscal Responsibility
5. Transportation and Access
6. Environmental Stewardship
7. Land Use and City Form

Additional elements of the General Plan adopted as separate documents include:

1. Moderate Income Housing Plan
2. Station Area Plan
3. Water Use and Preservation Plan

## 4.2 POLICY GUIDE TERMINOLOGY

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### GOALS

**Goals** reflect an aspirational direction or outcome 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.

### POLICIES & STRATEGIES

**Policies and strategies reflect a framework of potential options for helping Clearfield meet the objectives and overall goals of the General Plan.**

**Policies** are more specific statements reflecting 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 can help to achieve more than one goal or individual objective.

## 4.3 PLANNING & POLICY GUIDANCE

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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 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 and ownership opportunities available in walkable neighborhoods 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.

### 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 producing a diverse revenue stream for the City, supporting livability, community wellbeing, and offering amenities and services that create a vibrant, healthy city.

### 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.

### ENVIRONMENTAL STEWARDSHIP

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

### LAND USE & CITY FORM

Clearfield strives to facilitate an urban form supporting improved uses, livability, and vibrancy in existing, emerging, and evolving neighborhoods consistent with regional growth and change.

# CHAPTER FIVE: POLICY GUIDE



## 5.1 HOUSING AND NEIGHBORHOODS

### HOUSING AND NEIGHBORHOODS - OVERALL GOAL

Clearfield aspires to have a mix of housing choices and ownership opportunities available in walkable neighborhoods 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 AND NEIGHBORHOODS - OBJECTIVES

Five 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 complementary housing types within neighborhoods, consistent with existing development patterns, to encourage attainable and affordable neighborhoods that meet the needs of different generations and socioeconomic groups while preserving neighborhood character.
3. Keep the quality and quantity of neighborhood amenities in pace with new development and redevelopment.
4. Maintain existing service levels while considering opportunities to enhance and expand the amenities available to the Clearfield community, for residents as well as the daytime population of employees and visitors.
5. Support opportunities for home ownership at a range of income levels.



## 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.

## HOUSING AND NEIGHBORHOODS - POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the five 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
- Evaluate home ownership opportunities

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 the City’s 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 life cycle stages;
- Compatible, 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, including duplexes and triplexes;
- A mix of housing types for both home ownership and rental options.



## HOUSING AND NEIGHBORHOODS - POLICIES & STRATEGIES (CONT.)

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.

HN-9: Evaluate, and update as warranted, design standards for single-family homes to improve opportunities for future integration of internal ADUs.

HN-10: Continue to explore opportunities for partnerships and programs to support attainable home ownership options for lower- and middle-income households.





## 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

Five 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. Preserve the cultural and historic resources important to the Clearfield community.
3. Embrace Clearfield's strong history and association with the military.
4. Foster community health, happiness, and wellbeing.
5. Maintain and enhance the City's neighborhoods.

## KEY TERMS

### GET HEALTHY UTAH

[Get Healthy Utah](#) is a statewide organization driving changes to improve the health and quality of life of all Utah residents. The mission of Get Healthy Utah is to partner with state and local leaders to build thriving communities where physical activity, healthy eating, and mental wellbeing are a part of everyday life. There are diverse health disparities across Utah based on where families live, work, and play. Get Healthy Utah works with sector leaders and decision-makers from state and local government, schools, healthcare, and business to implement the policies, infrastructure, and programs that drive health improvements.

In partnership with the Utah League of Cities and Towns, Get Healthy Utah manages the Healthy Utah Community designation.

### 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.

## COMMUNITY CHARACTER - POLICIES & STRATEGIES

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

CC-1: Support the Parks and Recreation Commission in recognizing and celebrating beautification efforts of 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: Consider applying for the Healthy Utah Community designation and leveraging the resources and funding associated with the statewide program.

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/>]





## 5.3 PARKS AND TRAILS

### PARKS AND 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 AND 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.

## PARKS AND 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.



## PARKS AND TRAILS - POLICIES & STRATEGIES (CONT.)

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.

PT-12: Consider establishing a dedicated fund for acquiring, creating, preserving, and protecting open spaces.





## 5.4 ECONOMY AND FISCAL RESPONSIBILITY

### ECONOMY AND FISCAL RESPONSIBILITY - OVERALL GOAL

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

### ECONOMY AND FISCAL RESPONSIBILITY - OBJECTIVES

Seven 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 including opportunities to transform aging and/or decommissioned facilities into catalyst sites.
4. Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering spaces.
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.
7. Support opportunities to establish and integrate small businesses into Clearfield.

## 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/>

## ECONOMY AND FISCAL RESPONSIBILITY -

### POLICIES & STRATEGIES

The following policies and strategies reflect a framework of potential options for helping Clearfield meet the seven 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 living-wage, family-sustaining job opportunities and careers in Clearfield.

EF-8: Create a new zoning designation to support creative industry and flex industry uses; and/or facilitate the use of development agreements in the Manufacturing (M-1) zone to integrate flexibility for these uses.

EF-9: Consider rezoning the Job Corps site to a Manufacturing or Creative/Flex Industry designation and require a development agreement for any reuse of the site.





## ECONOMY AND FISCAL RESPONSIBILITY - POLICIES & STRATEGIES (CONT.)

EF-10: Evaluate opportunities for Clearfield City to acquire additional land for catalyst sites and lead redevelopment efforts locally.

EF-11: 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-12: Create an economic development plan that:

- Identifies short-term 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-13: Make data-driven decisions related to business and economic development opportunities.

EF-14: Minimize taking on the maintenance of private roads and infrastructure without a clear source of funding to warrant the additional cost to the City.

EF-15: Streamline and minimize the application, review, and approval process for new businesses.





## 5.5 TRANSPORTATION AND ACCESS

### TRANSPORTATION AND 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 AND 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.

### COMPREHENSIVE SAFETY ACTION PLAN (CSAP)

The Comprehensive Safety Action Plan (CSAP), prepared by WFRC, is a holistic strategy aiming to reduce roadway fatalities and serious injuries in the Wasatch Front region. The CSAP analyzes safety needs, identifies high-risk locations and factors contributing to crashes, and prioritizes strategies to address them. The CSAP meets eligibility requirements allowing local jurisdictions to apply for Implementation Grants from the United States Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) program (<https://www.transportation.gov/grants/SS4A>).

### UDOT

Utah Department of Transportation

### UTA

Utah Transit Authority

### WFRC

Wasatch Front Regional Council

## TRANSPORTATION AND 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 collaborate 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 (CSAP) and other regional planning efforts

## KEY TERMS (CONT.)

### CONTEXT-SENSITIVE SOLUTIONS

Context-sensitive solutions (CSS) is a planning process that aims to clearly understand the unique context of an area and develop tailored solutions that align with the community's vision and needs. The ultimate goal is to create transportation facilities that fit the physical setting and are in harmony with the community. This includes preserving scenic, aesthetic, historic, and environmental resources. CSS aims to strike a balance between transportation demands of various modes, community needs, safety, mobility, environmental concerns, and overall quality of life. CSS is an important component of [Utah's Transportation Vision](https://uvision.utah.gov/) [https://uvision.utah.gov/].

### 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/) [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.

## TRANSPORTATION AND ACCESS - POLICIES & STRATEGIES (CONT.)

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 solutions (CSS) to the major corridors connecting to and through Clearfield, which contribute to local and regional impressions of Clearfield's community character.





## TRANSPORTATION AND ACCESS - POLICIES & STRATEGIES (CONT.)

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.



## 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 through local actions and by supporting community and individual choices.
2. Protect the natural features and resources important to the Clearfield community.
3. Maintain Clearfield's Tree City USA status. Clearfield was first recognized as a Tree City USA in 1993.



## 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/>

## 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", reduce stormwater runoff, and contribute to improved air quality 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.

# CHAPTER SIX: LAND USE & CITY FORM



## 6.1 INTRODUCTION

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

### LAND USE AND CITY FORM - OVERALL GOAL

Clearfield strives to facilitate an urban form supporting improved uses, livability, and vibrancy in existing, emerging, and evolving neighborhoods consistent with regional growth and change.

### AREAS OF STABILITY

Most parts of the City are relatively stable neighborhoods, with little changes in land use anticipated. Infill development that emerges should be compatible with and complementary to the existing development pattern. The future land uses for these areas will generally be similar to the land uses and zoning already in place.

### AREAS OF TRANSITION

Some areas of the City are more dynamic and present opportunities for continued transition. Changes and reinvestment may range from small-scale and moderate efforts to major change and transformation. The City envisions the transition of many areas into a more walkable development pattern with a mix of uses and intensities. Other areas are envisioned to become catalyst sites for innovative and creative industries. The future land uses for these areas reflect desired future uses and may differ from the land uses and zoning currently in place.



## 6.2 THE FUTURE LAND USE MAP

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### 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.

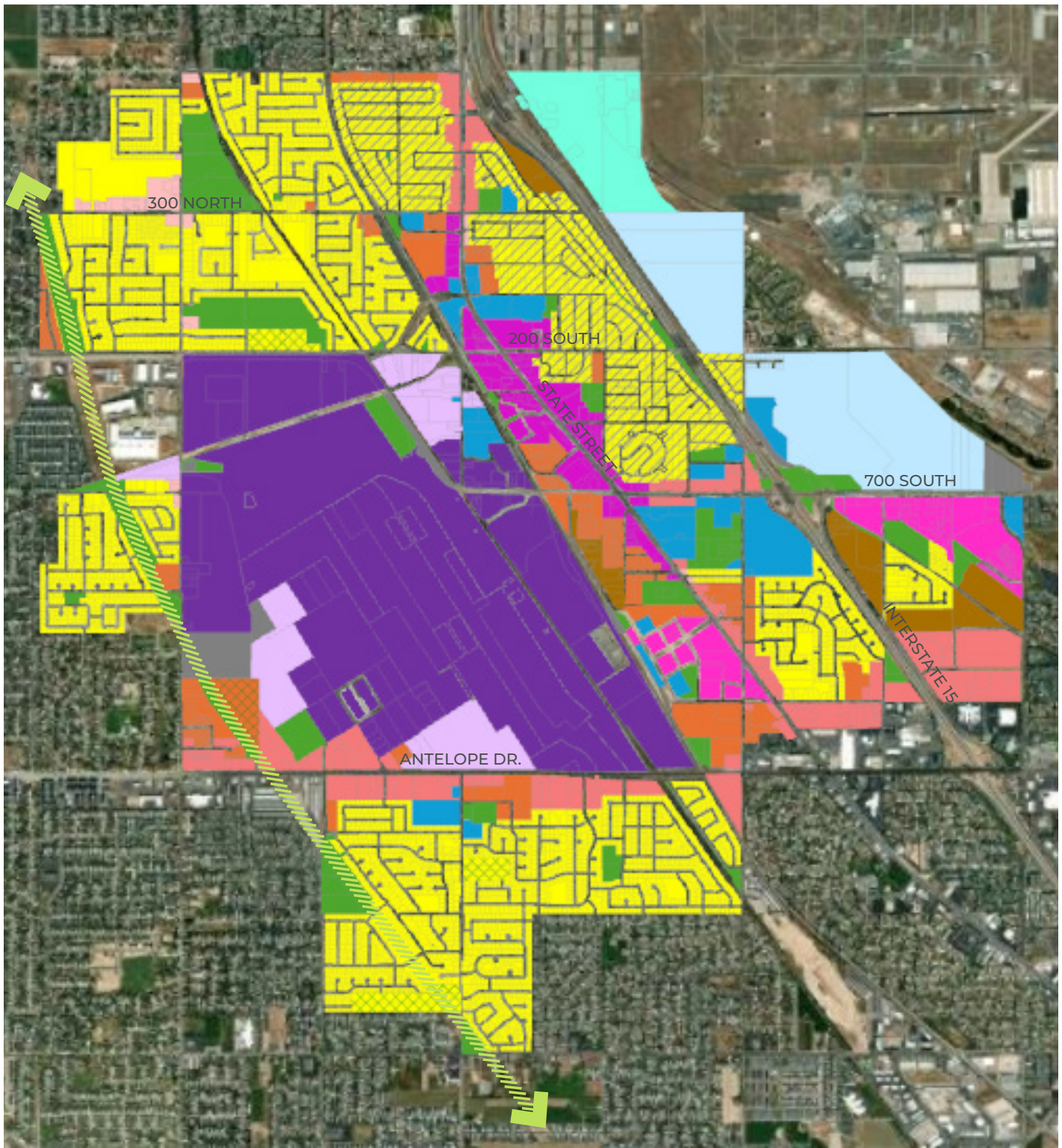
### FUTURE USE TYPES

The framework for future development is organized into three primary use types:

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

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.

The boundaries and areas of the FLU Map reaffirm the objectives of ongoing land use planning efforts. The FLU Map focuses development intensity 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.



## (FINAL DRAFT) FUTURE LAND USE MAP

### HOUSING AND NEIGHBORHOODS

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

### CENTERS

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

### COMMUNITY SPACES

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





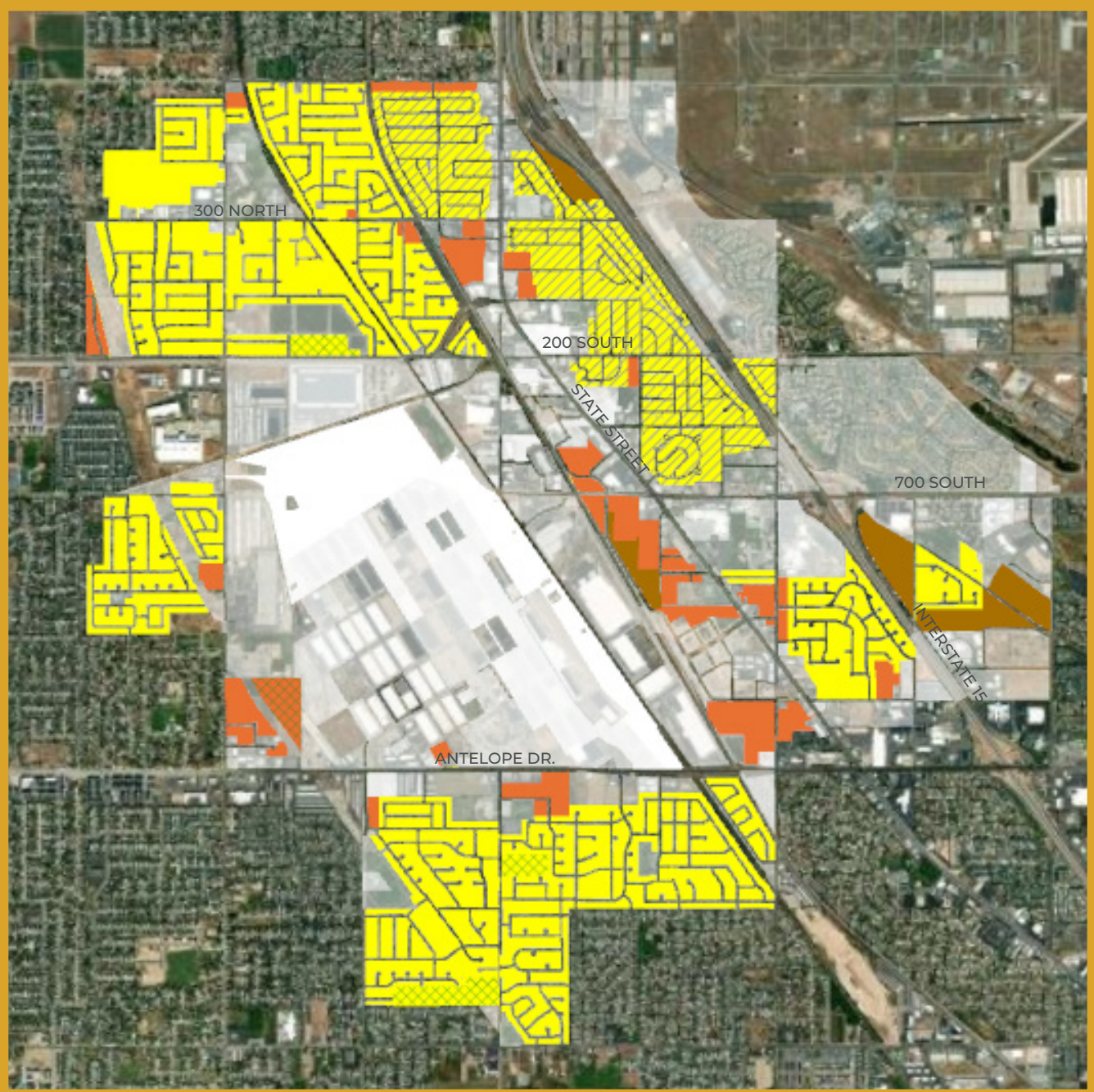
## 6.3 HOUSING AND NEIGHBORHOODS

### 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





## 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 lots using a conservation style of development. Medium to large sized lots for single-family dwellings/duplexes.

#### 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-1-9; 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

Residential Zones (R-M; R-2)

Form-Based Code - Town Neighborhood Residential Zone (FBC-TR)



## 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

Residential Zones (R-2; R-3; R-3-R)

Downtown Redevelopment Zone (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.



*example image: Historic Neighborhood*

### 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.



*example image: Conservation Neighborhood*





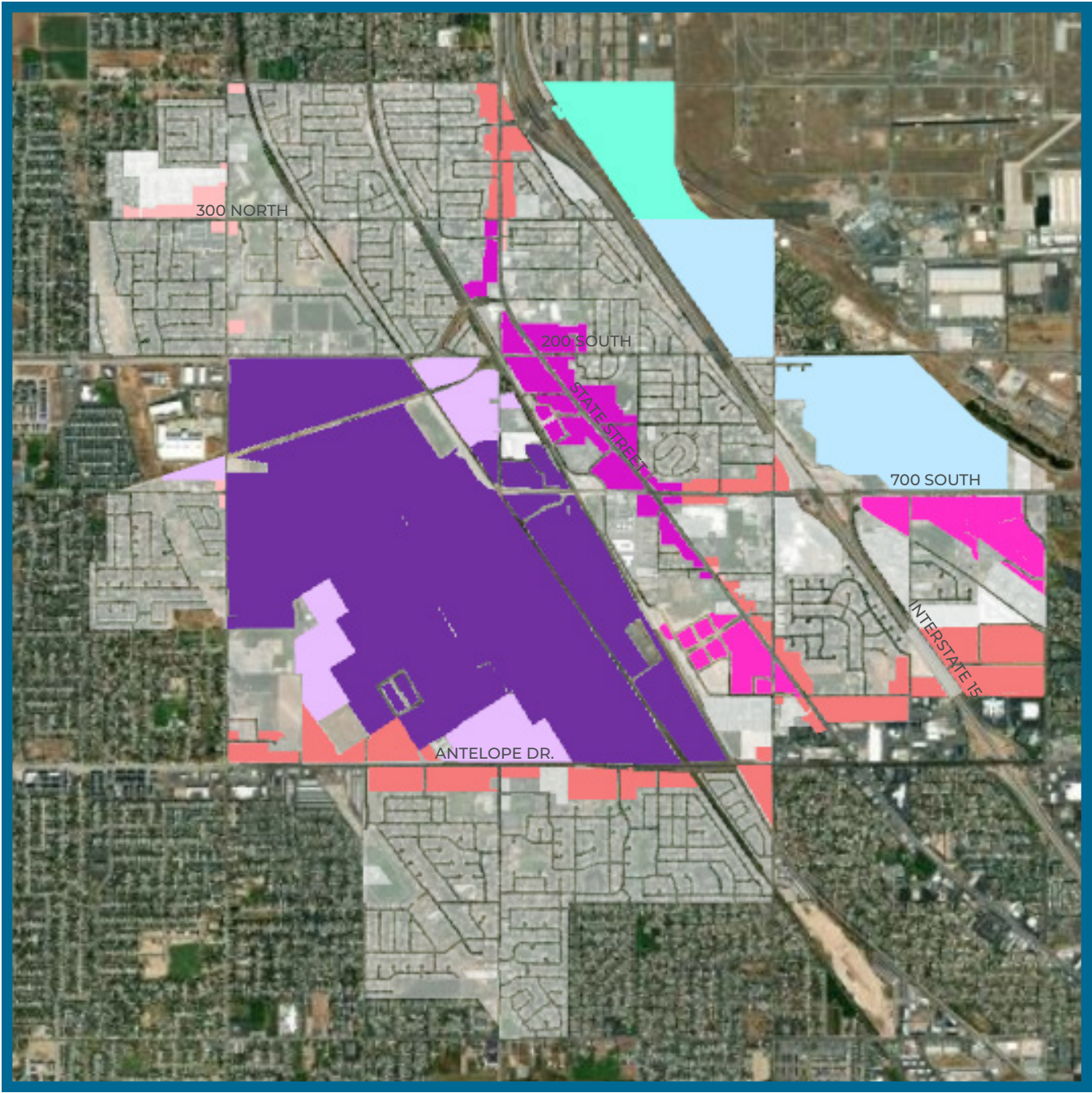
## 6.4 CENTERS

### 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 |  | Hill AFB                      |
|  | Mixed Use            |  | Falcon Hill Research Park     |
|  | Neighborhood Node    |  | Flex Industrial/Manufacturing |
|  | General Commercial   |  | 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 based on the 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)



## 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

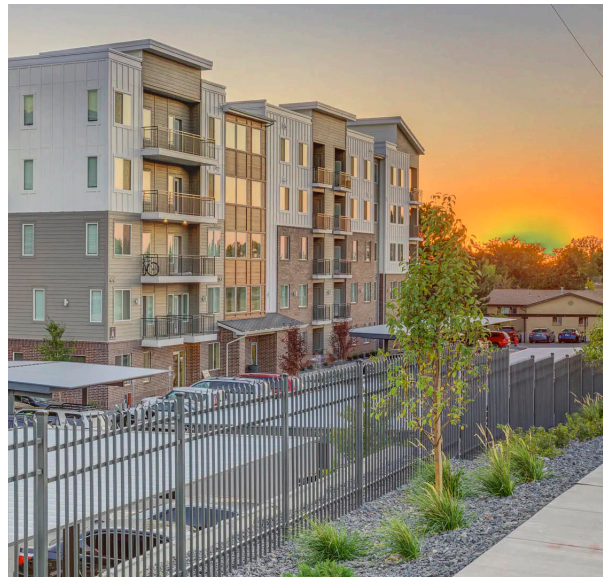
#### **BUILDING TYPE**

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 (D-R)



## 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**

Form-Based Code: Town Neighborhood Residential (FBC-TR)

Buffer Zone (B-1); Commercial Residential (C-R); Commercial (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

Commercial Zones (C-1; C-2); Downtown Redevelopment Zone (DR);

Form Based Code: Gateway Corridor Commerce (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**

Hill Air Force Base (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**

Hill Air Force Base (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 are only allowed in a live/work context, either horizontal or vertical. Residential may not be developed alone or separately and may require a development agreement. Special attention to design, screening, and buffering when adjacent to residential and mixed-use neighborhoods.

### DEVELOPMENT PATTERN & FORM

#### **BUILDING FORM**

1 to 3 stories; taller floor to ceiling heights to support anticipated uses and truck loading bays

#### **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**

Manufacturing Zone (M-1) - with a development agreement

Potential new zones: Flex Industrial Zone; Creative Industry Zone



## 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; taller floor to ceiling heights to support anticipated uses and truck loading bays

#### **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

Manufacturing Zone (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



**(FINAL DRAFT) FUTURE LAND USE MAP: COMMUNITY SPACES**

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



## 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

Public Facilities Zone (PF)



## 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)

Form-Based Code Zone: Civic (CV)





## 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

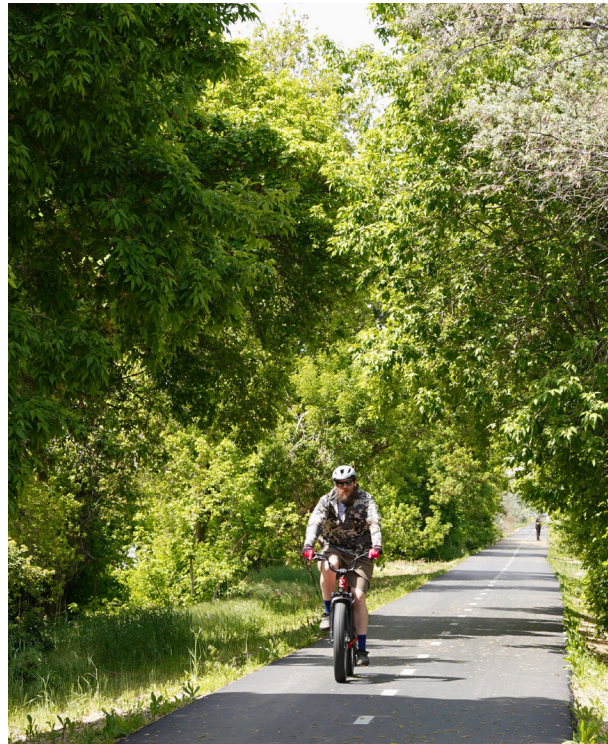
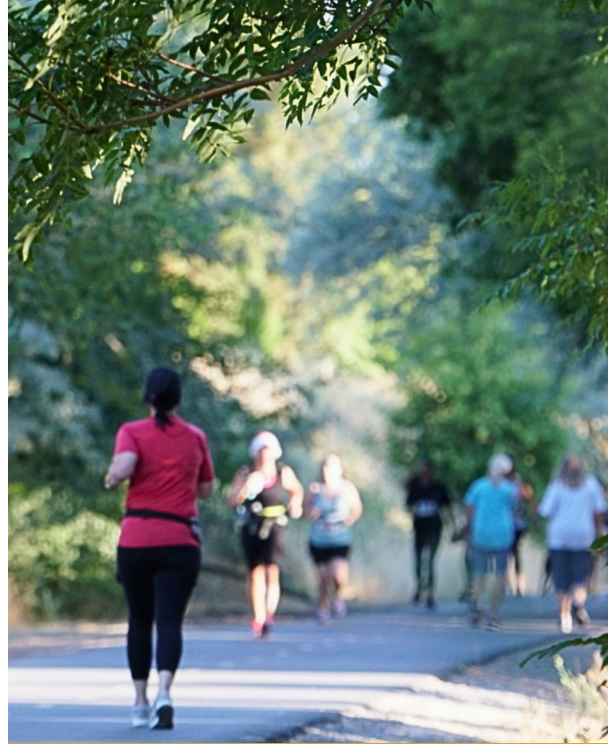
Public Facilities Zone (PF)



## 6.5.4 COMMUNITY SPACES OVERLAY

### GREENWAY OVERLAY

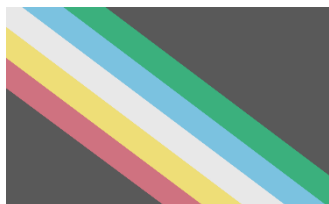
The Greenway Overlay areas of Clearfield reflect specific areas where potential easements for future greenways or linear parks are desired or recommended. These areas may be used for local or regional trails, as active or passive open space, or to potentially function as firebreaks. These areas may have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





# **CLEARFIELD CITY GENERAL PLAN 2025**

**FINAL DRAFT  
JULY 10, 2025**



Disability Pride Flag  
designed by Ann Magill

# PROCLAMATION

## Celebrating Disability Pride Month – July 2025

WHEREAS, Disability Pride Month is a time to celebrate the unique strengths, stories, and contributions of people with disabilities in our community and across the nation; and

WHEREAS, every person—regardless of ability—deserves to live with dignity, be seen for who they are, and have full access to the opportunities and experiences that make life meaningful; and

WHEREAS, Disability Pride Month commemorates the signing of the Americans with Disabilities Act on July 26, 1990—a landmark moment in our country’s pursuit of equity, inclusion, and human rights for all; and

WHEREAS, individuals with disabilities are artists, leaders, students, workers, neighbors, and friends—an irreplaceable part of the fabric that makes Clearfield City a vibrant and caring community; and

WHEREAS, this month is a chance for all of us to celebrate the pride and resilience of the disability community, to raise awareness, challenge outdated assumptions, and commit to building a more accessible and welcoming city for everyone; and

WHEREAS, Clearfield City is proud to stand with people of all abilities and to continue working toward a future where everyone feels seen, supported, and valued;

NOW, THEREFORE BE IT RESOLVED, that the Clearfield City Council hereby proclaims the month of July 2025 as **Disability Pride Month** in Clearfield City and encourages all residents to join in celebrating the diverse contributions of people with disabilities, uplifting their voices, and working together to create a community where everyone belongs.

PASSED AND ADOPTED by the Clearfield City Council at its regular meeting on the 22<sup>nd</sup> day of July 2025.

ATTEST:

CLEARFIELD CITY CORPORATION:

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Nancy R. Dean, City Recorder

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Mark R. Shepherd, Mayor

### VOTE OF THE COUNCIL

AYE:

NAY:



# CLEARFIELD CITY ORDINANCE 2025-17

## AN ORDINANCE ADOPTING THE 2025 UPDATED CLEARFIELD CITY GENERAL PLAN

PREAMBLE: This Ordinance updates Clearfield City's General Plan.

WHEREAS, in 2023, FFKR Architects was hired as a consultant to assist staff with an update to the Clearfield City General Plan; and

WHEREAS, the purpose of the update was to identify and confirm key themes and community priorities; examine important data and details to assist in identifying a community profile; and understand priorities related to transportation business and economic development, housing, and resilience; and

WHEREAS, the City also considered future land use planning as well as balancing the City's needs for housing, center, and community spaces such as parks, trails, and recreational facilities; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended the Clearfield City Council approve the updated 2025 Clearfield City General Plan; and

WHEREAS, the Clearfield City Council received and reviewed the recommendation of the Clearfield City Planning Commission; and

WHEREAS, following proper notice, as set forth by State Law, the City Council held a public hearing on the matter and received input thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing as well as the Planning Commission's recommendations regarding the proposed updated 2025 Clearfield City General Plan; and

WHEREAS, following its public deliberation, the City Council has determined that the proposed updated 2025 General Plan meets the needs of the City in the above mentioned areas;

NOW THEREFORE BE IT ORDAINED, by the Clearfield City Council that:

Section 1. Updated 2025 Clearfield City General Plan: The Updated 2025 Clearfield City General Plan is hereby approved.

Section 2. Effective Date: This Ordinance shall become effective only upon its posting in three public places within Clearfield City.

DATED this 22<sup>nd</sup> day of July, 2025, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

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Mark R. Shepherd, Mayor

ATTEST

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Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

## CLEARFIELD CITY RESOLUTION 2025R-10

### *Supporting America250 Utah and Recognizing and Approving of the Clearfield City Utah250 Community Committee*

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah);

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission;

WHEREAS, this partnership will be formed by creating a local committee called the Clearfield City Utah250 Community Committee.

WHEREAS, the Clearfield City Utah250 Community Committee will focus on important events, people, and places within ***Clearfield City*** to commemorate and celebrate Clearfield City's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE BE IT RESOLVED, that the Clearfield City Council:

1. Hereby recognizes the Clearfield City Utah250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Clearfield City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in ***Clearfield City***.

Passed and adopted by the City Council at its regular meeting on the 22<sup>nd</sup> day of July, 2025.

ATTEST:

CLEARFIELD CITY CORPORATION:

\_\_\_\_\_  
Nancy R. Dean, City Recorder

\_\_\_\_\_  
Mark R. Shepherd, Mayor

### VOTE OF THE COUNCIL

AYE:

NAY: