



Clearfield General Plan: Overview

CITY COUNCIL PUBLIC HEARING

JULY 22, 2025

Overview Outline



Introduction & Planning Process



Key Themes & Priorities



General Plan Structure



Part One: Context & Vision



Part Two: Policy Guide & Plan Elements



Land Use & City Form



Using the Plan

The Planning Process

COMMUNITY OUTREACH / PLAN DEVELOPMENT

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Plan Process – Initial Phase



Plan Development / Community Outreach



Planning Commission Recommendation

On May 21, 2025, the Planning Commission forwarded a recommendation of **APPROVAL** to the City Council for the update to the Clearfield City General Plan, to provide a comprehensive and long-range plan for the 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.

This recommendation was based on community and stakeholder engagement, research and analysis of Clearfield City, and engagement with the Planning Commission and City Council.

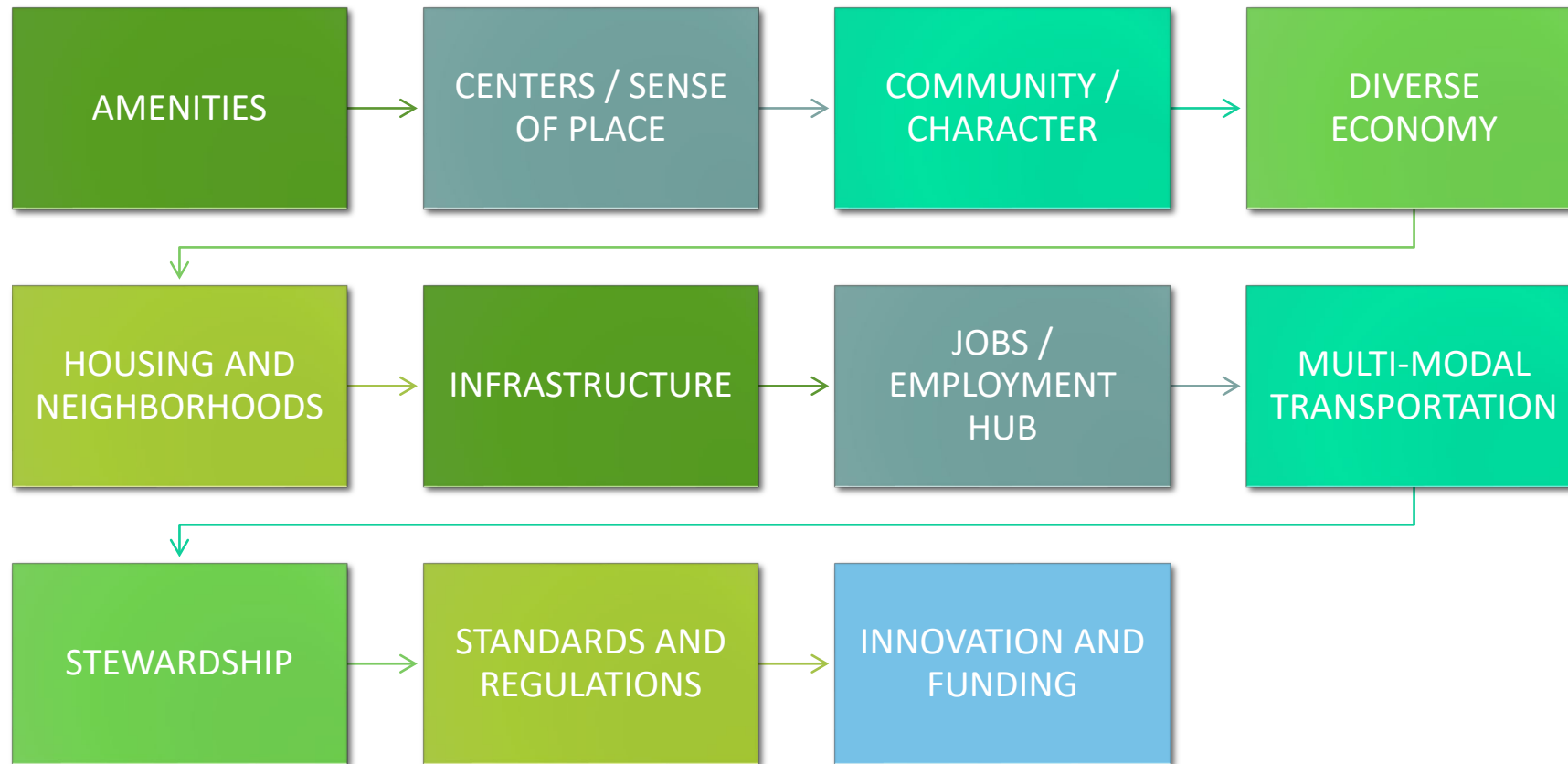
City Council Work Session:

- June 10, 2025 Discussion
- Updated Final Draft Plan
- Public Hearing Scheduled

Key Themes & Priorities

WHAT THE CLEARFIELD COMMUNITY VALUES

Eleven Key Themes & Priorities





The General Plan serves as an advisory guide for making decisions regarding the progress and growth of the city.

The General Plan

STRUCTURE / OVERVIEW

Part One

CONTEXT & VISION

Community 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.”



Initiative #1: Focused, Centered, & Balanced Growth



Initiative #2: Connected Community



Initiative #3: Community Wellbeing & Quality of Life



Initiative #4: Resilient City

Vision Initiatives & Policy Guide



Part Two

POLICY GUIDE - PLAN ELEMENTS

LAND USE & CITY FORM

Policy Guide Structure

1. Overall Goal

2. Objectives

3. Key Terms

4. Policies & Strategies

5. Relevant Vision
Initiatives



Housing and
Neighborhoods



Community Character



Parks and Trails



Economy and
Fiscal
Responsibility



Transportation and
Access



Environmental
Stewardship



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

Water Use & Preservation Element

Integration into General Plan required by December 31, 2025

- Clearfield awarded a grant to complete Water Element
- Utah Department of Natural Resources
- Schedule
 - Planning Commission & City Council during Fall of 2025

Land Use & City Form

Land Use and City Form Structure

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



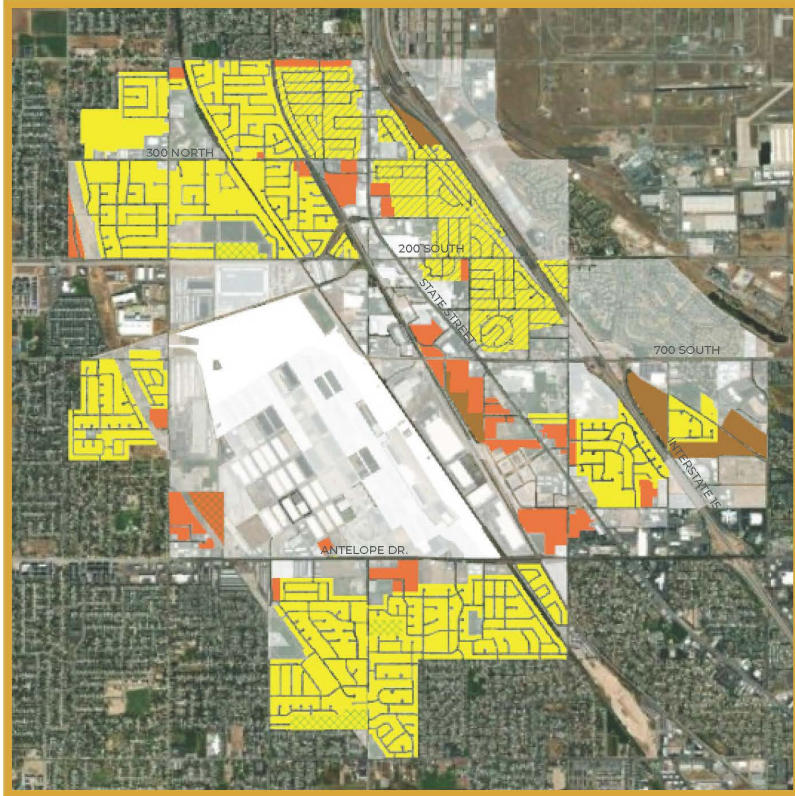
Housing and
Neighborhoods



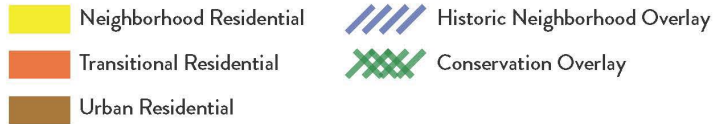
Centers



Community Spaces



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

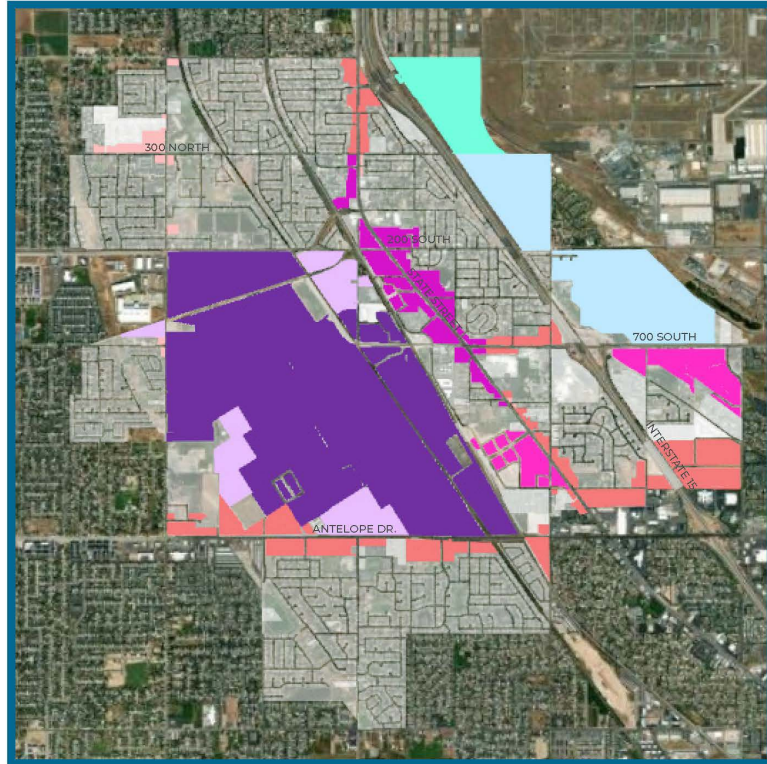


Housing & Neighborhoods

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

Three Base Categories; Two Overlays:

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



(FINAL DRAFT) FUTURE LAND USE MAP: CENTERS

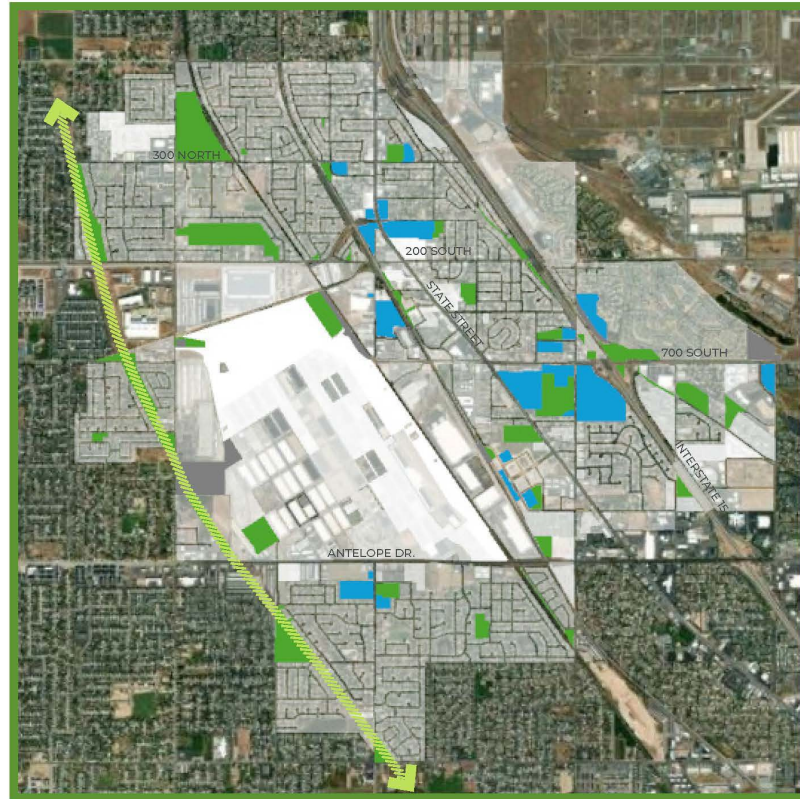
 Downtown/City Center	 Hill AFB
 Mixed Use	 Falcon Hill Research Park
 Neighborhood Node	 Flex Industrial/Manufacturing
 General Commercial	 Manufacturing/Industrial

Centers

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

Eight Categories:

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



(FINAL DRAFT) FUTURE LAND USE MAP: COMMUNITY SPACES

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

Community Spaces

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

Three Base Categories; One Overlay:

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

Using the Plan

ADVISORY GUIDE / DECISION MAKING FRAMEWORK

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.





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.

Business and Property Owners

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.



Coordination, Collaboration, & Funding

Clearfield's General Plan supports decisions related to local and regional issues & opportunities:



Affordable Housing



Parks, Trails, Open Spaces, Arts, Culture



Economic Development & Innovation



Transportation, Regional Growth

Connections to City Policies



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



The recommendations of the Plan are generally implemented through one (or a combination) of the following ways:

- Specific Programs
- Zoning Ordinance
- Subdivision Ordinance
- Capital Improvements Plan
- Future Land Use / Zoning Calibration

Questions / Discussion / Public Comment

City Council Motion Options

After careful consideration and analysis of the DRAFT General Plan and listening to any public comment, the Clearfield City Council has the following motion options:

1. **APPROVAL** of the proposed 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.
2. **DENIAL** of the proposed update to the Clearfield City General Plan.
3. **TABLE** the proposed update to the Clearfield City General Plan to allow additional time to consider adoption.