



## Community Development

PLANNING, BUILDING INSPECTIONS,  
CUSTOMER SERVICE, AND CODE COMPLIANCE

### CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, November 5<sup>th</sup>, 2025**, on the **3<sup>rd</sup> floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

#### **PRE-MEETING – 6:00 PM- Executive Conference Room**

Review of agenda items to address questions.

#### **REGULAR MEETING – 6:30 PM- Council Chambers**

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - October 1, 2025

#### **DECISION ITEMS**

##### **Public Hearings:**

1. Public Hearing, Discussion, and Possible Action on **ZTA 2025-1002**, a zoning text amendment request by Clearfield City to add “Trailer Sales” as a permitted use in the Town Mixed Commerce District (TC Zone) with development standards. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter).**
2. Public Hearing, Discussion, and Possible Action on **GPA 2025-1003**, a general plan amendment request to consider the adoption of a **Water Use and Preservation Plan** in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter).**
3. Public Hearing, Discussion, and Possible Action on **ZTA 2025-1001**, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter).**

#### **DISCUSSION ITEMS**

1. Staff Discussion
2. Staff Communications
  - Land Use Regulations for Permanent Supportive Housing
  - 2026 Planning Commission Meeting Schedule

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

Dated this 31<sup>st</sup> day of August 2025.  
/s/Tyson Stoddard, Associate Planner

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

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

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

The complete public notice is posted on the Utah Public Notice Website - [www.utah.gov/pmn/](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 Tyson Stoddard at Clearfield City, [tyson.stoddard@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov) & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 October 1, 2025

3 6:00 P.M. – Pre-Meeting

4  
5 PRESIDING: Brogan Fullmer Chair  
6  
7 PRESENT: Robert Browning Vice Chair  
8 Kathryn Murray Commissioner  
9 Chad Mortensen Commissioner  
10 Riley Wheeler Commissioner  
11 Nicholas Dragon Commissioner (Alternate)  
12 Jane Budd Youth Commission Ambassador  
13  
14 ABSENT: Brian Swan Commissioner  
15 Danielle King Commissioner  
16  
17 STAFF PRESENT: Tyson Stoddard Associate Planner  
18 Stacy Millgate Community Development Director  
19 Amy Jones Deputy City Attorney  
20  
21 VISITORS: None  
22

23 Chair Fullmer called the meeting to order at 6:00 p.m.

24  
25 DISCUSSION ON THE DRAFT MINUTES FOR THE SEPTEMBER 3, 2025, PLANNING  
26 COMMISSION MEETING.  
27

28 The Commission discussed minor edits to the minutes that were previously communicated to staff.  
29

30 DISCUSSION ON DA 2025-0803, FOR AN AMENDMENT TO THE WILCOX FARMS  
31 SUBDIVISION DEVELOPMENT AGREEMENT TO AMEND TYPICAL ARCHITECTURE  
32 AND LOT STANDARDS. LOCATION: APPROXIMATELY 1550 SOUTH 1000 WEST.  
33 PROJECT DETAILS: 101-LOT SINGLE-FAMILY SUBDIVISION. ZONE: R-3  
34 (RESIDENTIAL).  
35

36 The Planning Commission and staff discussed the updated conditions leading to the determination  
37 by the applicant to seek to amend the architectural standards of the existing development  
38 agreement.  
39

40 DISCUSSION ON SP 2025-0901, A SITE PLAN REQUEST BY FUSION-AE TO CONSTRUCT  
41 A QUICK QUACK CARWASH AT THE SUBJECT LOCATION. LOCATION: 777 EAST 700  
42 SOUTH (TINS: 12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030).  
43 PROJECT AREA: 1.07 ACRES. ZONE: C-C (GATEWAY CORRIDOR COMMERCE).  
44

45 The Planning Commission and staff discussed the proposed site plan and that it was for one lot of  
46 a 2-lot commercial subdivision that was recently approved and would soon be recorded.  
47

DISCUSSION ON THE GENERAL PLAN WATER ELEMENT.

Mr. Stoddard said that the consultant, Susan Petheram with FFKR, would lead the discussion on the water element of the General Plan in the regular meeting.

**Chair Fullmer moved to adjourn pre-meeting. Seconded by Commissioner Murray.**



**CLEARFIELD PLANNING COMMISSION MEETING**

October 01, 2025

6:30 P.M. – Regular Meeting

**PRESIDING:** Brogan Fullmer Chair

**PRESENT:** Robert Browning Vice Chair  
Kathryn Murray Commissioner  
Chad Mortensen Commissioner  
Riley Wheeler Commissioner  
Nicholas Dragon Commissioner (Alternate)  
Jane Budd Youth Commission Ambassador

**ABSENT:** Brian Swan Commissioner  
Danielle King Commissioner

**STAFF PRESENT:** Tyson Stoddard Associate Planner  
Stacy Millgate Community Development Director  
Amy Jones Deputy City Attorney

**VISITORS:** Chris Sparzo  
Russell Nelson  
Brandon Ames  
Kevin Porter  
Susan Petheram

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

APPROVAL OF MINUTES FOR THE SEPTEMBER 3, 2025, PLANNING COMMISSION MEETING.

**Commissioner Murray moved to approve the minutes with the edits identified in the Pre-Meeting. Seconded by Commissioner Wheeler. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, Dragon, and Youth Ambassador Budd. Voting NO: None.**

APPROVAL OF DA 2025-0803, FOR AN AMENDMENT TO THE WILCOX FARMS SUBDIVISION DEVELOPMENT AGREEMENT TO AMEND TYPICAL ARCHITECTURE AND LOT STANDARDS. LOCATION: APPROXIMATELY 1550 SOUTH 1000 WEST. PROJECT DETAILS: 101-LOT SINGLE-FAMILY SUBDIVISION. ZONE: R-3 (RESIDENTIAL).

Tyson Stoddard, Associate Planner, presented the following:

- Background
  - Wilcox Farms Development Agreement
    - 101 lots

- 1st Amendment approved in May 2025
  - Open space, corner side setbacks, and porch encroachments
  - Potential architectural amendments discussed but not approved
- 2nd Amendment Request
  - Amend typical architectural
    - Align typical architecture with intended home plans
  - Remove rendering “Single Family Homes Fronting 1000 W”
    - New rendering “Streetscape Example”
  - Amend building placement guidelines
    - Remove the maximum rear setback of 7’
  - Homes currently being built
    - Phase 1: 18 homes built, 40 remaining
    - Phase 2: 43 homes remaining

Staff recommended that the Planning Commission forward a recommendation of approval, with modifications as identified in the staff report, to the Clearfield City Council for **DA 2025-0803**, an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. The recommendation was based on the discussion and findings in the Staff Report and made with the following findings.

- Development activity and the building of homes at the project has stalled, and solutions can be explored through the development agreement process to help the project move forward.
- The proposed amendments will allow for the successful integration of new home designs with the homes already built in the community.

Brandon Ames from Larry H. Miller Real Estate spoke about some of the proposed changes. He stated they did try to coordinate with the builder on color schemes and the proposed color schemes would replace the previous color options, rather than add to those options. The area was surveyed to be sure that the proposed architectural changes, such as added basements, would work in the area. Heights of the proposed homes would be a little bit shorter but very close to the previously built homes. Paving and the completion of development amenities was expected to be complete by the end of the year or maybe the spring for some items. Mr. Ames stated that they missed the mark originally and were hoping that the changes would be a better fit for the market, and provide homes at a more affordable price point.

Commissioner Murray expressed concern that the proposed color schemes did not coordinate with the previously completed homes and would like to see more compatible color options. Commissioner Fullmer shared some of the same concerns.

Commissioner Browning stated his opinion that overall it was a good proposal, and the developer was trying their best to merge the previously built homes with the new home plans. He explained that it was not ideal that the agreement had to be amended, but recognized that a lot of work, time, and energy went into trying to find a solution. He said he wanted to support the project.

**Commissioner Mortensen moved that the Planning Commission recommend approval to the City Council as conditioned DA 2025-0803, an amendment to the Wilcox Farms**

1 **subdivision development agreement to amend typical architecture and lot standards. This**  
2 **motion was based on the discussion and findings found in the staff report.**

3 **Seconded by Commissioner Wheeler. The motion carried on the following vote. Voting**  
4 **AYE: Commissioners Wheeler, Browning, Mortensen, Dragon, & Youth Ambassador**  
5 **Budd. Voting NO: Commissioners Murray and Fullmer.**  
6

7 APPROVAL OF SP 2025-0901, A SITE PLAN REQUEST BY FUSION-AE TO CONSTRUCT  
8 A QUICK QUACK CARWASH AT THE SUBJECT LOCATION. LOCATION: 777 EAST 700  
9 SOUTH (TINS: 12-004-0184, 12-004-0032, 12-004-0188, 12-004-0031, & 12-004-0030).  
10 PROJECT AREA: 1.07 ACRES. ZONE: C-C (GATEWAY CORRIDOR COMMERCE).  
11

12 Tyson Stoddard, Associate Planner, presented the following:

- 14 • Background
    - 15 ○ 700 South Marketplace Subdivision
      - 16 ■ 2-lot commercial subdivision
      - 17 ■ Carwash, Fast Casual Restaurant
    - 18 ○ Quick Quack Carwash
      - 19 ■ 4,290 sf tunnel carwash
      - 20 ■ 18 vacuum spaces
- 21

22 Staff recommends that the Planning Commission approve as conditioned, SP 2025-0901, a site  
23 plan request by Fusion-AE to construct a Quick Quack carwash at the property located at 777  
24 East 700 South. This recommendation is based on the discussion and findings in the Staff Report  
25 and the with the following conditions.

- 26 1. The interior sidewalk shown on the plans will need to connect into the public sidewalk  
27 network.
- 28 2. The project shall receive UDOT (Utah Department of Transportation) approval for any  
29 work required within the UDOT right-of-way.
- 30 3. The plans shall be revised to provide the required streetscape improvements along 700  
31 South which includes:
  - 32 a. A minimum eight-foot (8') planted street buffer with street trees spaced  
33 appropriately based on size as outlined in Section 5.6.6 of the FBC;
  - 34 b. A minimum six-foot (6') wide clear sidewalk; and
  - 35 c. Double acorn streetlights spaced appropriately as outlined in Section 5.6.5 of  
36 the FBC.
- 37 4. Windows shall be added to the South façade so that no horizontal segment of the street  
38 facing façade is windowless for more than fifteen (15) feet.
- 39 5. The front building façade shall be revised to have a minimum ground floor transparency  
40 of 55%. If glazing or spandrel glass is to be used, the 55% can have a maximum of 25%  
41 glazing.
- 42 6. The landscape plans shall include the following revisions:
  - 43 a. At least twenty-one (21) trees shall be provided to meet the minimum  
44 requirement. The street trees required do not count toward meeting this  
45 standard.
  - 46 b. The proposed turf grass shall be revised to comply with the maximum allowed  
47 amount of 15% of the total landscaped area.

- c. The plan needs to be revised to meet the specific shade tree and hedge requirements for District Transition Buffers as found in section 7.3 of the FBC.
- d. A fence that meets the District Transition Buffer requirements of section 7.3 of the FBC needs to be added to the plans.
7. A fee-in-lieu of civic open space shall be paid to Clearfield City in the amount of \$46,590.00 as required by Section 8.2.3 (3) of the FBC for the creation or enhancement of civic open space or streetscape enhancements within the Downtown Clearfield area. This fee will be payable at the time of a building permit.
8. The applicant shall provide a letter with the information and methodology for determining the spaces needed for parking, which will need to be reviewed and approved prior to final land use approval.
9. A snow stacking area shall be added to the plans as outlined in the staff report.
10. The plans shall be revised to address Engineering requirements as outlined in the review letter dated September 16, 2025.
11. Any signs shall meet standards from Chapter 10 "Sign Types" of the Form Based Code. Signs are not included as part of this site plan approval. Separate review and approval will be required.

Mr. Stoddard clarified that directional signs are usually not taller than 3 to 4 feet high and small.

**Commissioner Dragon moved that the Planning Commission approve as conditioned SP 2025-0901, a site plan request by Fusion-AE to construct a Quick Quack Carwash. This motion was based on the discussion and findings found in the staff report. Seconded by Commissioner Murray. The motion carried on the following vote. Voting AYE: Commissioners Murray, Fullmer, Wheeler, Browning, Mortensen, Dragon, & Youth Ambassador Budd. Voting NO: None.**

## DISCUSSION ITEMS

Susan Petheram was introduced as an advisor to discuss the Water Use and Preservation Element of the Clearfield General Plan.

### Clearfield General Plan: Water Use & Preservation Element

- Utah State Code
  - Permitted development impact on water use
  - Methods to reduce water use
- Local goals for reducing water use
  - Support regional goals
- Clearfield Water Profile
  - Water use is down overall since high of 171 gpcd in 2018
    - 2024: 118 gpcd
  - Clearfield is one of the lower water users in Weber Basin District
  - Losses between source & delivered volumes are potential emphasis for improving
- Growth, Evolution, & Water Sources
  - Brief discussion among commissioners about difficulty qualifying for programs or

1 receiving reimbursement

- 2 ■ Ms. Petheram commented that there have been updated administrative
- 3 procedures, and it may be worth applying or trying again for these
- 4 programs

- 5 ● Vision: High quality of life / efficient use of land & infrastructure

- 6 ○ Overall Goal: Clearfield strives to facilitate growth and development patterns that
- 7 support responsible use of the City's water supply, ensuring the ability to meet
- 8 current and future demands and respond to water supply issues.

- 9 ○ Eight Objectives

- 10 ■ Collaboration to achieve local, regional water use reduction goals
- 11 ■ Promote lower water-use development patterns
- 12 ■ Water resiliency and responsible use of water resources
- 13 ■ Watershed health – surface waters, groundwater recharge, Great Salt Lake,
- 14 snowmelt
- 15 ■ Water efficient building standards and plumbing fixtures
- 16 ■ Waterwise landscaping installation and maintenance practices
- 17 ■ Balance conservation and community character
- 18 ■ Engage the community and increase public awareness

- 19 ● Policy Guide

- 20 ○ Education & Incentives

- 21 ■ Commissioners asked about water use education classes. Mr. Stoddard
- 22 stated that the city doesn't currently offer classes like this, but Weber basin
- 23 has education available.
- 24 ■ Commissioners discussed water-wise fixtures and if these could be
- 25 regulated at the city level. Mr. Stoddard said that currently the city uses
- 26 current building code. Ms. Petheram said this is something that could be
- 27 explored further.
- 28 ■ Commissioners also discussed the possibility of grants to help fund
- 29 incentive programs

- 30 ○ Regulations & Standards

- 31 ■ Commissioners discussed gray water being used to re-charge ground water
- 32 or if it might be better used for residential irrigation, encouraging residents
- 33 to use their gray water to reduce outdoor water usage. Ms. Petheram stated
- 34 this could be discussed with the county to explore standards and possible
- 35 changes

- 36 ○ City Actions; Lead by Example

- 37 ■ Using water-wise terminology
- 38 ■ Continuing care and maintenance of trees
- 39 ■ Commissioners discussed possibility of encouraging rooftop gardens to
- 40 mitigate heat island effects, especially in commercial areas with little green
- 41 space. Mr. Stoddard shared about code enforcement officer that collected
- 42 temperatures in different industrial as well as green space areas to compare

1 heat island effects. Further discussion is possible to determine ways to  
2 encourage innovation in this area as well as lead by example.

3 ○ Measurement / Monitoring / Innovation

- 4 ■ Commissioners discussed enforcement of wasteful water code in places  
5 such as Las Vegas. Mr. Stoddard stated that wasteful water code is already  
6 in place in Clearfield and could discuss with code enforcement officers  
7 about enforcement.

8 ● Best Practices

- 9 ○ Sustainable Landscaping Principles  
10 ○ Low-Impact Development  
11 ○ Conservation & Design Standards  
12 ○ Water-Wise Operations & Techniques  
13

- 14 ● Ms. Petheram stated she would return for Public Hearing at the November meeting

15  
16 STAFF COMMUNICATIONS

- 17  
18 ■ ULCT Annual Convention October 2  
19 ○ One Planning Commissioner attending  
20 ■ APA Fall Conference October 9-10  
21 ○ Three Planning Commissioners attending  
22 ■ Library Exhibit: Americans & The Holocaust  
23

24 There being no further business to come before the Planning Commission, **Chair Fullmer**  
25 **moved to adjourn. Seconded by Commissioner Murray.**  
26



# Planning Commission

## STAFF REPORT

AGENDA ITEM

**#1**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov)  
801-525-2718

**MEETING DATE:** Wednesday, November 5<sup>th</sup>, 2025

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **ZTA 2025-1002**, a zoning text amendment request by Clearfield City to add “Trailer Sales” as a permitted use in the Town Mixed Commerce District (TC Zone) with development standards. **(Legislative Matter).**

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### STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL of ZTA 2025-1002** to the City Council, a zoning text amendment request by Clearfield City to add “Trailer Sales” as a permitted use in the TC Zone with development standards.

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### PLANNING COMMISSION RECOMMENDATION OPTIONS

Following careful consideration of the information included in this report, the Planning Commission may choose to forward the following recommendations:

1. **Move to recommend approval of ZTA 2024-1004** to the City Council, a zoning text amendment request by Clearfield City to add “Trailer Sales” as a permitted use in the TC Zone with development standards.
2. **Move to recommend denial of ZTA 2024-1004** to the City Council, a zoning text amendment request by Clearfield City to add “Trailer Sales” as a permitted use in the TC Zone with development standards.
3. **Move to table ZTA 2024-1004** to a specific date and request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above, such as a modified recommendation of approval.

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### BACKGROUND

Pursuant to the Municipal Land Use, Development, and Management Act, (LUDMA), found in Title 10, Chapter 9a of the Utah State Code, the city adopted the Downtown Form Based Code (FBC) in 2020. The FBC includes several specific zones, one of which is the TC Zone. Since the TC Zone was adopted in 2020, it has not included “Trailer Sales” as a permitted use. However, the TC Zone does include Motor Vehicle Sales as a permitted use with development standards. Clearfield City Code defines a motor vehicle as a “self-propelled vehicle intended primarily for use and operation on the highways.” A trailer is separately defined as “a vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle...”.

Earlier this year, a trailer sales business purchased property in the TC Zone at 562 South State Street, where Chariot Auto was previously located. The property was purchased with the intent to open a trailer sales business, selling various types of trailers such as utility, cargo, flatbed, and dump trailers. A zoning determination request was submitted to the city, and a letter was issued in June of 2025 by the Planning and Zoning Administrator which determined that “Trailer Sales” was an “Unlisted Dissimilar Use,” and therefore not permitted in the TC Zone. After communication between the potential business, the Property Rights Ombudsman’s Office, and the City Council, the Council gave direction to staff to initiate a zoning text amendment to include “Trailer Sales” as a permitted use in the TC Zone with development standards.

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## **PROPOSED ZONING TEXT AMENDMENT AND ANALYSIS**

### **Proposed Change to FBC Text**

Staff is recommending that “Trailer Sales” be a “Permitted Use” within the TC Zone, subject to specific “Development Standards.” The following summary of changes to the FBC are provided:

1. Section 3.3 of the FBC provides “Use Type Standards.” “Trailer Sales” will be added under subsection 3, “Retail Uses.”
2. Table 3.3 (1) and Table 3.3 (2) of the FBC provide a list of “Permitted Uses by Zone” and “Permitted Uses by Building Type.” “Trailer Sales w/Outdoor Sales Lot” will be added to the use tables and listed as “Permitted with Development Standards” in the TC Zone for Commercial building types.
3. Section 3.4 of the FBC provides “Use Development Standards” broken into “Development Standards by Use Category.” A new paragraph specific to trailer sales is proposed to be added to “Retail Uses”, providing specific development standards related to property size, trailer display, and trailer stacking. “Vehicle Services” is amended to explicitly establish a use limitation for repair and wash facilities for trailers.

### **Anticipated Initial Impact of Amendment**

Since approximately 2000, a used car lot was in operation in the TC Zone at 562 South State Street. If the text is changed as proposed, staff anticipates that a business license will be sought and issued for a new business to begin selling trailers at this location.

Staff is unaware of any other single or grouping of parcels that are currently being considered by others for a “Trailer Sales” use in the TC Zone. Staff believes it is highly unlikely that additional locations in the TC Zone will be used to conduct “Trailer Sales” given the need to purchase and combine multiple parcels, remove existing structures, alter infrastructure, etc.

### **Creation of Future Legal Nonconforming Use**

Staff acknowledges that any future change in zoning related to “Trailer Sales” within the TC Zone may result in the creation of a legal nonconforming use allowing for the continued ability to conduct “Trailer Sales” at this parcel.

### **Motor Vehicle Sales and Trailer Sales Continue as Distinct and Different Uses**

The city will continue to treat “Motor Vehicle Sales” and “Trailer Sales” as distinct and different uses within the city, as reflected in city code.

### **General Plan Analysis**

In reviewing any ordinance amendment or rezone, it is important to consult with the current General Plan to review the relevant topics or elements of the General Plan, along with the community goals, objectives, and



strategies to help inform land use decisions. There are community vision objectives associated with “Economy and Fiscal Responsibility” that can be evaluated in relation to the request, which are listed below.

<b>Economy and Fiscal Responsibility</b>	
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.	
<i>Objectives &amp; Strategies</i>	<i>Staff Analysis</i>
<p><u>Objective:</u> Maintain Clearfield’s status as a leading employment and jobs center in Davis County and the State of Utah.</p> <p><u>Relevant Strategy EF-1:</u> 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.</p> <p><u>Relevant Strategy EF-7:</u> Support living wage, family-sustaining job opportunities and careers in Clearfield.</p>	<p>This objective can be supported by allowing for a land use (Trailer Sales) in our Urban Center that is not currently permitted under current zoning regulations. The amendment would allow for a new type of business that would include various opportunities for employment in Downtown Clearfield.</p>
<p><u>Objective:</u> Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering spaces.</p> <p><u>Relevant Strategy EF-1:</u> 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.</p>	<p>The proposed amendment would allow for a successful Utah business that is interested in expanding their operation to include conducting “Trailer Sales” in Downtown Clearfield, which would bring additional commercial activity to the area. While a “Trailer Sales” use would not be considered a gathering space, the Downtown Form Based code anticipates a wide variety of uses, including commercial, residential, retail, service, and civic uses.</p>
<p><u>Objective:</u> Foster and retain the City’s diverse range of businesses and commercial enterprises.</p> <p><u>Relevant Strategy EF-1:</u> 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.</p>	<p>The proposed amendment would foster a diverse range of businesses and commercial enterprises, and include greater diversification by allowing an additional land use that is not currently permitted.</p>

### **Zoning Text Amendment Analysis**

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below.

<b>Review Consideration</b>	<b>Staff Analysis</b>
The proposed amendment is in accordance with the General Plan and Map; or	The General Plan encourages continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by objectives and strategies related to the “Economy and Fiscal Responsibility” section of the General Plan.

Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	A previous business was recently closed, leaving a property in Downtown vacant. A potential business is interested in operating in Downtown, but the intended use is not currently permitted. These conditions have led to an amendment request that is supportive of the purposes of Title 11 which include protecting the tax base, securing economy, and fostering the city's industries.
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#### **PUBLIC COMMENT**

A public hearing notice was posted on October 24<sup>th</sup>, 2025, on the State of Utah public notice website and on the City's website. A sign indicating the public hearing was also placed in front of Clearfield City Hall. No public comment has been received to date.

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#### **FINDINGS & CONCLUSION**

Based on a review of the General Plan, as well as existing and proposed ordinance standards, staff concludes the following:

1. The General Plan encourages continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by objectives and strategies related to the "Economy and Fiscal Responsibility" section of the General Plan.
2. A previous business was recently closed, leaving a property in Downtown vacant. A potential business is interested in operating in Downtown, but the intended use is not currently permitted. These conditions have led to an amendment request that is supportive of the purposes of Title 11 which include protecting the tax base, securing economy, and fostering the city's industries.

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#### **ATTACHMENTS**

1. Proposed Trailer Sales Text Amendment

## Proposed FBC Changes for Trailer Sales (ZTA 2025-1002)

### Change 1

#### 3.3 Use Type Standards

##### 3. Retail Uses

- Trailer Sales

### Change 2

#### Table 3.3 (1) Permitted Uses by Zone

“Trailer Sales w/Outdoor Sales Lot” will be added to the Use Table and the table will reflect that the use is “Permitted with Development Standards” in the TC Zone by adding “D” to the TC column.

#### Table 3.3 (2) Permitted Uses by Building Type

“Trailer Sales w/Outdoor Sales Lot” will be added to the Use Table and the table will reflect that the use is “Permitted with Development Standards” in a “Commercial” building type by adding “D” to the CM column.

### Change 3

#### 3.4 Use Development Standards

##### 1. Development Standards by Use Category

##### (2) Retail Uses

(a) Pawn and secondhand businesses are limited to a maximum of 5,000 square feet of retail space in the TR zone. This includes pawn and secondhand businesses for general merchandise, military surplus, precious metals and/or gems dealers/processors.

(b) Motor vehicle sales shall have a 1 acre minimum lot size; a permanent on-site office is required. No cars may be displayed outside within 10 feet of the primary street right of way.

(c) Trailer sales shall have a 1.5 acre minimum lot size; a permanent on-site office is required. No trailers may be displayed within 10 feet of a street right-of-way. Trailers displayed between the primary street right-of-way and the primary street facing façade of the on-site office shall maintain a minimum separation of three feet (3') between each trailer. Stacking of trailers for display purposes is not permitted

between the primary street right-of-way and the primary street facing façade of the on-site office or within fifty feet (50') of an abutting secondary street. Trailers stacked for display shall not exceed a total height of twelve feet (12'). Trailers stacked for the purpose of receiving multiple trailers or to prepare for the removal of multiple trailers shall be stacked no longer than seventy-two (72) hours.

### (3) Service Uses

#### (a) Vehicle Services

- (i) Vehicle repair is only allowed as a secondary use to vehicle sales.
- (ii) Use Limitation. Repair and wash facilities for semitrucks, recreational vehicles, boats, trailers, and other oversized vehicles are not permitted.
- (iii) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type. Service bay doors shall be transparent.
- (iv) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
  - i. Vehicles are not stored for more than two days.
  - ii. The storage area is located in the rear yard and screened from view of the front lot line and/or corner lot line.
  - ii. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.

#### (v) Outdoor Activities

- i. All repairs or washing activities must occur inside a structure.
- ii. Vacuuming activities may occur outdoors, but must be located in the side or rear yards, screened from the front lot line.
- iii. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

#### (vi) Fuel pumps must be in rear or side of building.



# Planning Commission

## STAFF REPORT

AGENDA ITEM  
**#2**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcity.org](mailto:tyson.stoddard@clearfieldcity.org)  
(801) 525-2718

**MEETING DATE:** Wednesday, November 5<sup>th</sup>, 2025

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **GPA 2025-1003**, a general plan amendment request to consider the adoption of a **Water Use and Preservation Plan** in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community. **(Legislative Matter)**.

---

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council of **GPA 2025-1003**, a general plan amendment request to consider the adoption of a **Water Use and Preservation Plan** in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community.

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### PLANNING COMMISSION RECOMMENDATION OPTIONS: | GENERAL PLAN

Following careful consideration and analysis of the DRAFT Water Use and Preservation Plan, the Planning Commission may choose to forward the following recommendations.

1. **Move to recommend approval** to the Clearfield City Council of **GPA 2025-1003**, a general plan amendment request to consider the adoption of a **Water Use and Preservation Plan** in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community.
2. **Move to recommend denial** to the Clearfield City Council of **GPA 2025-1003**, a general plan amendment request to consider the adoption of a **Water Use and Preservation Plan** in accordance with Utah State Code requirements to integrate water considerations into land use planning for present and future needs of the community.
3. **Table** the General Plan Amendment request to a specific date and request additional information for consideration.

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### BACKGROUND

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 city was awarded a grant by the State of Utah Department of Natural Resources Division of Water Resources to complete the plan, and FFKR Architects was hired as consultant.

Specific considerations required to be in the plan are:

- The effect of permitted development or development patterns on water demand and water infrastructure by developing a water budget.
- Methods of reducing water demand and per capita water use for existing development.
- Methods of reducing water demand and per capita water use for future development.
- Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.

The Planning Commission discussed the General Plan water element on October 1, 2025. Following the discussion, a DRAFT plan was prepared and distributed for review among Community Development, Public Works, and Community Services staff, as well as Division of Water Resources staff. Following review comments, an updated DRAFT is now included as an attachment to this report in preparation for a Public Hearing and a recommendation to the City Council.

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#### **PUBLIC NOTICE**

A public hearing notice was posted on October 24th, 2025, on the State of Utah public notice website and on the City's website. A sign indicating the public hearing was also placed in front of Clearfield City Hall. No public comment has been received to date.

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#### **SCHEDULE / TIME CONSTRAINTS**

Due to State legislative requirements, Clearfield City is required to adopt the water use and preservation element by December 31, 2025.

#### **Adoption Timeline:**

- November 5, 2025 – Public Hearing with Planning Commission. Obtain recommendation to City Council for the adoption of the Water Use and Preservation Plan.
- November 18, 2025 – Work Session with Clearfield City Council to discuss the Water Use and Preservation Plan as recommended by the Planning Commission.
- November 25, 2025 – Public Hearing and Policy Session with Clearfield City Council to consider adoption of the Water Use and Preservation Plan.

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#### **ATTACHMENTS**

1. Water Use and Preservation Plan DRAFT

# **CLEARFIELD CITY**

## **WATER USE & PRESERVATION PLAN**

# **2025**



**DRAFT**

**OCTOBER 2025**

# ACKNOWLEDGMENTS

## MAYOR

Mark Shepherd

## CITY COUNCIL

Nike Peterson

Megan Ratchford

Tim Roper

Karece Thompson

Dakota Wurth

## PLANNING COMMISSION

Robert Browning

Nicholas Dragon

Brogan Fullmer

Chad Mortensen

Kathryn Murray

Danielle Sikes

Brian Swan

Riley Wheeler

Jane Budd, *Youth Commission Ambassador*

## CONSULTANT TEAM

FFKR

## CITY STAFF

JJ Allen, *City Manager*

Spencer Brimley, *Assistant City Manager*

Stacy Millgate, *Community Development Director*

Brad McIlrath, *Senior Planner (former)*

Tyson Stoddard, *Planner*

Eric Howes, *Community Services Director*

Adam Favero, *Public Works Director*

Braden Felix, *City Engineer*

Adaon Fish, *Water Supervisor*

Shaundra Rushton, *Communication Manager*

Jayden Martin, *Communication Coordinator*

## REGIONAL AND STATE PARTNERS

Weber Basin Conservancy

State of Utah Division of Water Resources,  
Department of Natural Resources

State of Utah Division of Drinking Water, Department  
of Environmental Quality

State of Utah Department of Agriculture

*Funding support for the Water Use and Preservation  
Plan provided through the Division of Water  
Resources.*





# CHAPTER ONE: INTRODUCTION

# 1.1 WELCOME

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## WHAT IS THE WATER ELEMENT AND WHY DOES IT MATTER?

This water use and preservation element of Clearfield's General Plan is a key step in creating a holistic, integrated path toward a more sustainable water future. The integration of water and land use planning is a critical action to ensure future water supplies can meet the demands related to our growth.

Because water seems so readily available, the relative scarcity of water in Utah's semi-arid climate often is overlooked. A large factor in our water use is the high proportion of water, often culinary, used outdoors to irrigate landscaped yards for homes, businesses, schools, churches, and government buildings, as well as our parks, open spaces, and recreational fields. Our land use development patterns, including lot sizes, configuration of landscaped areas, and irrigation practices all play a role in how much water we use at different times of the year.

Utah is one of the highest water users in the United States while also being one of the driest states. Our state also remains one of the fastest growing in the nation. By the year 2065, the population of Utah is expected to double, with a projected population of approximately 6 million people. With growth comes demand for water and an increasing burden on our water resources. To support the anticipated growth of the state's population and economic viability, we must make our state more resilient by better integrating water and land use planning. **Where and how we grow matters.**

With a growing population, Clearfield City has actively implemented a water conservation framework for the community, resulting in reduced water use per capita over the past decade. **Clearfield is helping to make a difference!**

## DOES CLEARFIELD NEED A WATER ELEMENT?

Yes. Each City and Town is required by [Utah Code](#) to prepare and adopt a comprehensive, long-range general plan. Recognizing the inherent connection between land use and water consumption and a critical need for action, Utah passed SB110 in 2022 and SB76 in 2023. By integrating water considerations into our land use planning, we have a significant opportunity to collectively reduce water use in our region and statewide.



Image: Tree planting; Clearfield City

## USING THE ELEMENT

The Water Use and Preservation Element of the General Plan is not just for City Staff and Officials. Here are some examples of who can use the element and why/how:

**City Staff and Officials** use this element of the General Plan to guide their decisions and to adopt or update policies and regulations related to water and land use. It can help when prioritizing budget-related decisions on capital improvements.

**Residents, Business Owners, Property Owners, and Developers** can use this element of the General Plan to understand the direction the city is taking related to water and land use. This helps them understand how that impacts the choices they have regarding their property, business, or development.

**Regional Partners and Agencies** can refer to this element of the General Plan to understand the water and land use strategies Clearfield City has adopted to support regional and statewide goals for water conservation.

## 1.2 KEY TERMS

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The Water Use and Preservation Element uses terms and acronyms that may not be familiar to everyone or are not well understood. This section provides an overview of key terms.

**Watershed:** A watershed is the area of land from which water drains into a river, stream, or other waterbody. Water flows from the land into a waterbody by way of rivers and streams, and underground through groundwater aquifers. The rivers and streams that flow into a larger waterbody are called tributaries. The word “watershed” is sometimes used interchangeably with drainage basin or catchment. Watersheds consist of surface water—lakes, streams, reservoirs, and wetlands—and all the underlying groundwater. **Clearfield is part of the Weber River Basin, which contains two sub-basins, the Lower Weber and the Upper Weber.** The Weber River Basin is one of the five main sub-basins that drain into the Great Salt Lake.

**Water Infrastructure:** The complex network of human-made and natural systems that collect, treat, store, transport, and distribute water. The water infrastructure system also manages wastewater and stormwater.

**Acre-feet per year (AF/year):** An acre-foot is the volume that would cover one acre of land to a depth of one foot. One acre-foot equals 325,851 gallons.

**Gallons per capita per day (gpcd):** The amount of water used by one person in one day. This is a standard metric used for evaluating a community’s water use. It is typically calculated by taking the water used in a geographical area and dividing this amount by the population of that area.



Image: Rain barrel harvesting; USU Extension

## DID YOU KNOW?

Rainwater harvesting is legal in Utah!

As of 2010, all Utahns are allowed to collect up to 2,500 gallons of rainwater. Rainwater harvesting is the practice of collecting and storing precipitation for later use. This technique has been around for thousands of years and was used by Native Americans in our region. Currently, rain barrels are commonly used to harvest rain. Rain barrels are an example of green infrastructure, such as rain gardens, green roofs, and permeable pavers.

However, if a residence is collecting rainwater in more than two containers (or any container exceeds 100 gallons), they must register with the Division of Water Rights. There is no charge for this registration.

**Potable water:** Also known as **culinary water or drinking water**. This water comes from surface and ground water sources and is treated to levels that meet state and federal standards for human consumption. Water that has not been treated may make you sick. Public water utilities remove harmful germs and chemicals to make tap water safe to drink. Potable (pō-tə-bəl; rhymes with quotable and notable) comes from the Latin word potare, which means to drink.

**Secondary water:** Also known as irrigation water. This is untreated, unfiltered water typically used for irrigation of agricultural fields, outdoor residential landscaping, and gardening. It comes directly from surface waters and is stored in large, open-air reservoirs. It contains pathogens that can cause serious illness and is not suitable for consumption by humans or pets. (see Non-potable water)

**Graywater:** Graywater is wastewater from bathtubs, sinks, showers, and clothes washing machines and can be used to save potable water. Graywater is not considered potable water, although it can replace potable water to irrigate plants, and fill toilets. Using graywater helps reduce the burden on wastewater treatment plants, by reusing water for different purposes, therefore saving potable consumption. Graywater systems in Utah are regulated by Utah code (R317-401), which provides jurisdiction to local health departments for administration.

**Non-potable water:** (see Secondary water above) Non-potable water is taken from lakes, rivers, and ground water and has not been treated, and therefore would not be safe to drink, shower, or bathe in.

**Blackwater:** What comes out of the toilet is considered black water and must be sent to a wastewater treatment plant.





**Water audits:** Audits consist of checking the irrigation system and making suggestions on ways it could be more efficient. A simple field soil test will determine general soil type and texture, which impacts how much water to use and when. A catch-cup test will determine how quickly the sprinklers are applying water to the lawn and determine how uniform the water is being applied. Water audits are designed to help property owners be as efficient as possible with landscape irrigation.

**Flip your Strip:** Flip Your Strip (FYS) is a rebate program administered by Weber Basin Water Conservancy District and is intended to remove turf from park strips and create attractive, low-water alternatives. Park strips can be one of the largest water wasting areas of a landscape because they are often narrow and can't be watered effectively when planted with turf. <http://www.utahwatersavers.com/>

**Landscape Lawn Exchange:** Landscape Lawn Exchange (LLE) is an incentive program administered by Weber Basin Water Conservancy District and aimed at converting high water consuming turf with low-water landscape materials, including native plants. The program provides the incentive of a nominal amount per square foot for any area of a current yard that is covered in lawn and is replaced with a more water-efficient alternative. <https://mywaterutah.org/>

**Water-wise Landscaping:** An approach to landscaping that requires limited or no irrigation, often used in arid regions. Also known as xeriscaping, it is an attractive, sustainable landscape that conserves water by using native plants and is based on sound horticultural practices. It is NOT no landscape, or zero-scape with no plants. The term "xeriscape" was coined in the Denver area in 1981 as part of response to water shortages and is, in fact, a registered trademark of the Office of Water Conservation, Denver Water. The term was created by combining "landscape" and the Greek word "xeros," which means dry.

# CHAPTER TWO: CONTEXT





*Steed Pond; purchased by Clearfield City in 2008 to help support storm water retention.*

## 2.1 LOCAL CONTEXT

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Clearfield City continues to experience growth and change along with our region and state. Clearfield has evolved from an early agricultural settlement into a vibrant, diverse community with a mix of post-World War II residential neighborhoods, parks, open space, and commercial areas.

In 2025, Clearfield City has an estimated 35,000 residents, reflecting a growth of 16% since 2010. As of April 2025, Clearfield had an estimated 12,798 housing units. Of these, approximately 45% are detached single-family homes, 21% are attached single-family homes, and 34% are multi-family dwelling units.

Containing 7.7 square miles, Clearfield is surrounded by other cities. With little vacant land, growth will primarily occur through small scale infill development or larger-scale redevelopment. **This growth is primarily anticipated in key centers.**

## CLEARFIELD'S WATER SUPPLY & CONNECTIONS

The majority of Clearfield's water supply is used for the City's residential neighborhoods.

The number of connections [as of 2024]:

Residential: 6,856

Commercial & Industrial: 615

Institutional: 32

Total connections: 7,503

Percentage of water used by each category of connection [in 2024]:

Residential – 67.8%

Commercial & Industrial – 22.8%

Institutional – 9.4%

Water Sources & Average Annual Use in acre-feet from each (2016-2020):

Weber Basin: 4,561 (74%)

Hill Field Well: 542 (9%)

Freeport North Well: 526 (9%)

Freeport South Well: 362 (6%)

Reservoir Well: 192 (3%)

## 2.2 WATER PROFILE

Clearfield City provides water service to residential, commercial, recreational, and industrial entities located within the city boundaries.

Clearfield's water supply comes from a diversity of sources, including water distributed from the Weber Basin Water Conservancy District and four City wells. A fifth City well (200 South Well) is inactive. This diversity of sources is important and ensures a level of redundancy in unexpected and/or emergency situations.

The City prioritizes the purchase of most of its water from Weber Basin and only uses its wells during peak summer months and during emergencies.

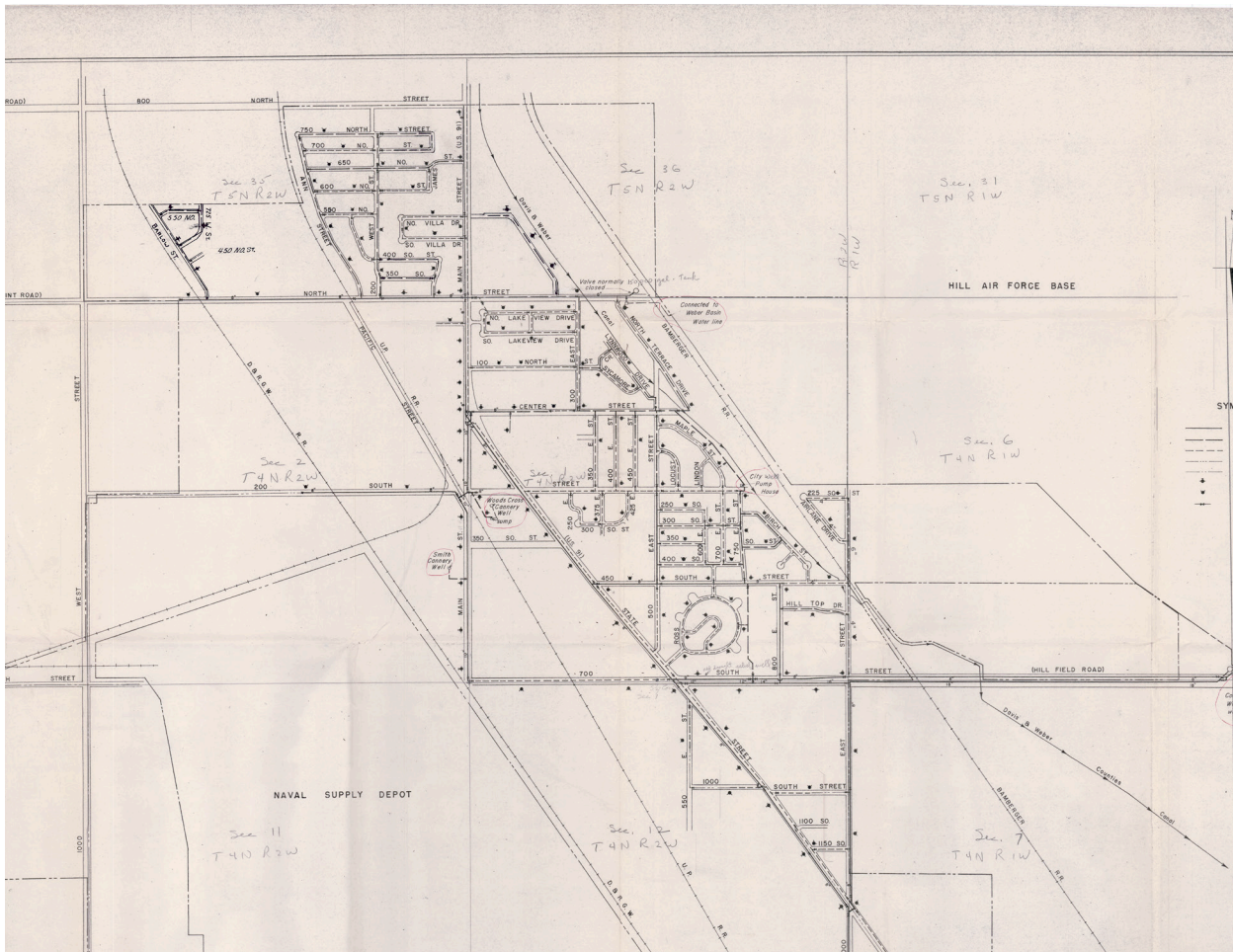
While the City has the capacity to produce more water from its wells, it is currently constrained by groundwater conditions. Over the past 50 years, the ground water levels in the East Shore area of the Great Salt Lake have declined as much as 50 feet. While over 5,900 wells have been constructed in this East Shore area, most of the discharge is from about 200 wells that supply municipalities and industrial users.

Clearfield has significant water storage capacity to accommodate projected growth, with the ability to hold 13.32 million gallons in its storage tanks.

Clearfield's water use per capita per day has been steadily decreasing, reflecting progress toward the City's water conservation goals.

In 2024, the five-year average for water use (2020-2024) was 121 gpcd, a decrease from the 2019 five-year average (2015-2019) of 145 gpcd.





1957 Water System Map of Clearfield

## 2.2 WATER PROFILE (CONT.)

### SECONDARY WATER

A small percentage of Clearfield (less than 10%) uses secondary water, which is diverted from the south branch of the Davis-Weber Canal. The Davis and Weber Counties Canal Company (DWCCC) owns and manages the Davis-Weber Canal system and distribution of the water for irrigation uses. Secondary water systems are seasonal and typically provide irrigation water between mid-April to mid-October. Secondary water systems must be metered by 2030 to meet state requirements.

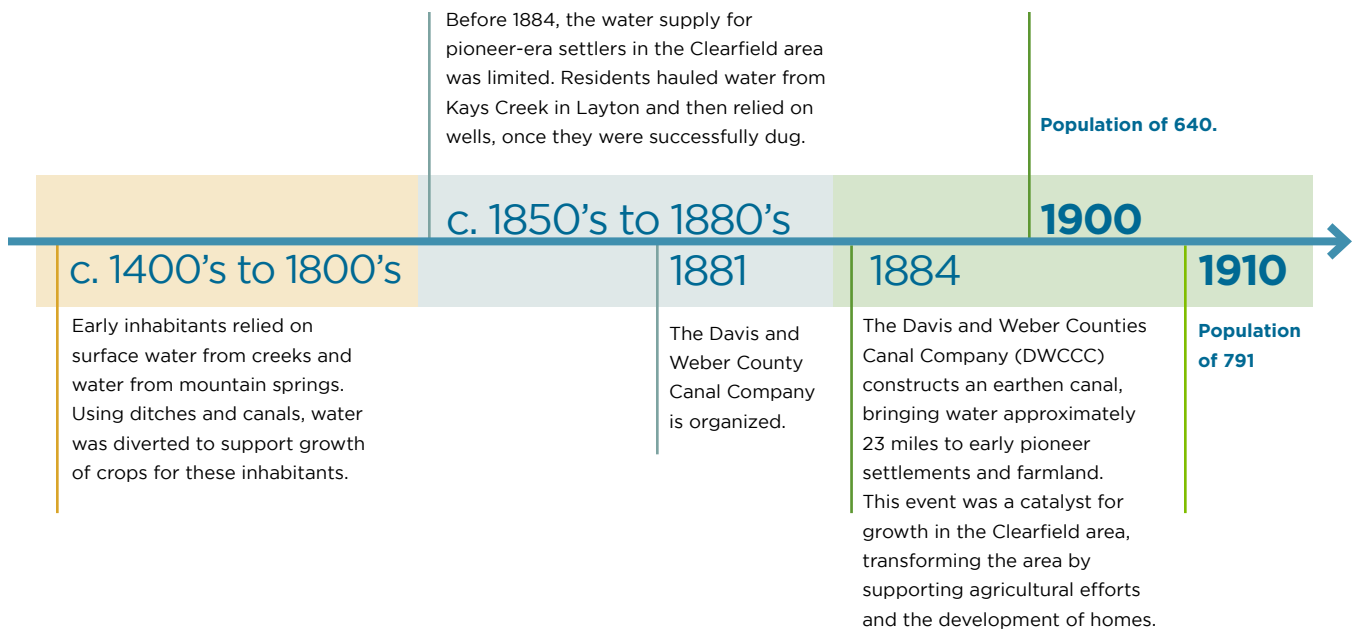
In Clearfield, the DWCCC delivers irrigation water from the Davis-Weber Canal to a few private irrigation companies, including Home & Garden Irrigation Company, South Clearfield Pipeline Company, and Clearfield Irrigation. These companies, in turn, distribute the water to property owners. Once the water leaves the Davis-Weber Canal, the responsibility to maintain the water and the delivery system is with the individual "Ditch Masters."

The use of a city-wide secondary water irrigation system in Clearfield is constrained by the capital costs of installing the transmission and distribution system to reach the end users. Developing a system in the future may be possible if the City were to pursue grants and/or special funding from the state or federal government.

## 2.3 CLEARFIELD'S WATER & GROWTH

Human settlement is intrinsically linked to water availability, with freshwater for survival and irrigation for agriculture. Clearfield's settlement, growth, and evolution are linked to the supply and availability of water. Clearfield was one of the last communities in northern Davis County to be settled. Water availability and Clearfield's evolution are summarized in six key eras and their related events.

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



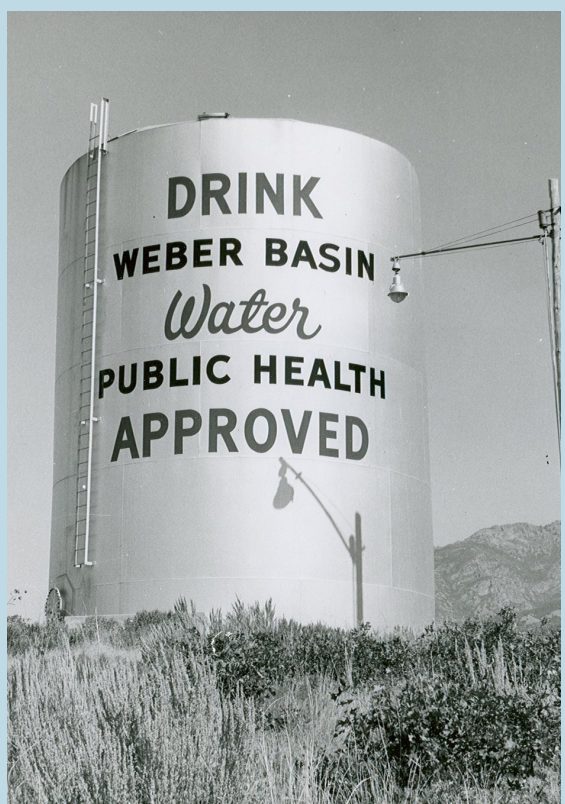
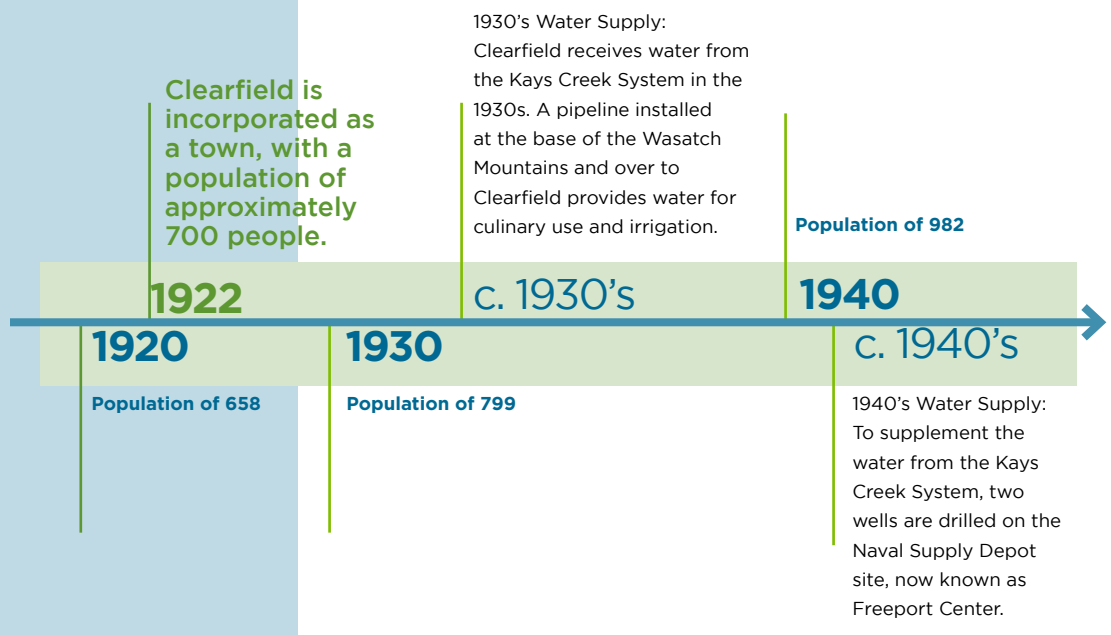
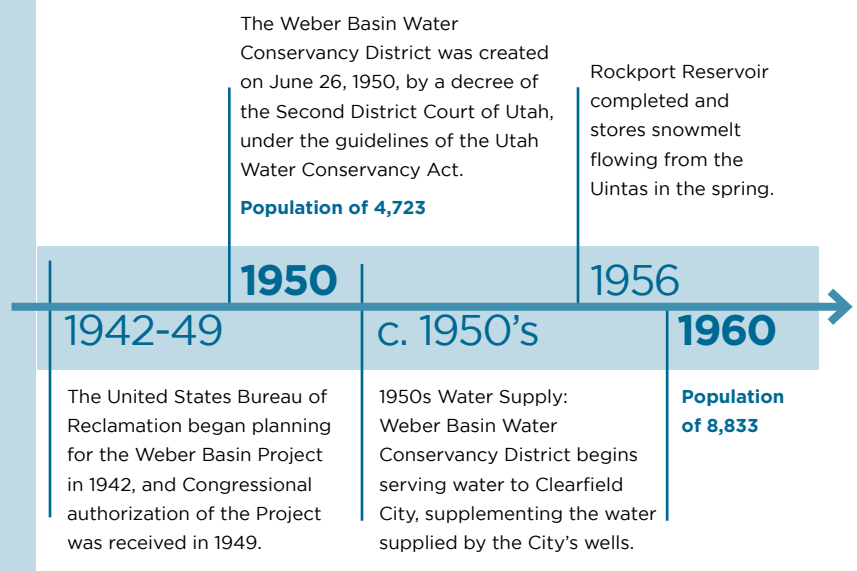


Image: Weber Basin Water Conservancy District



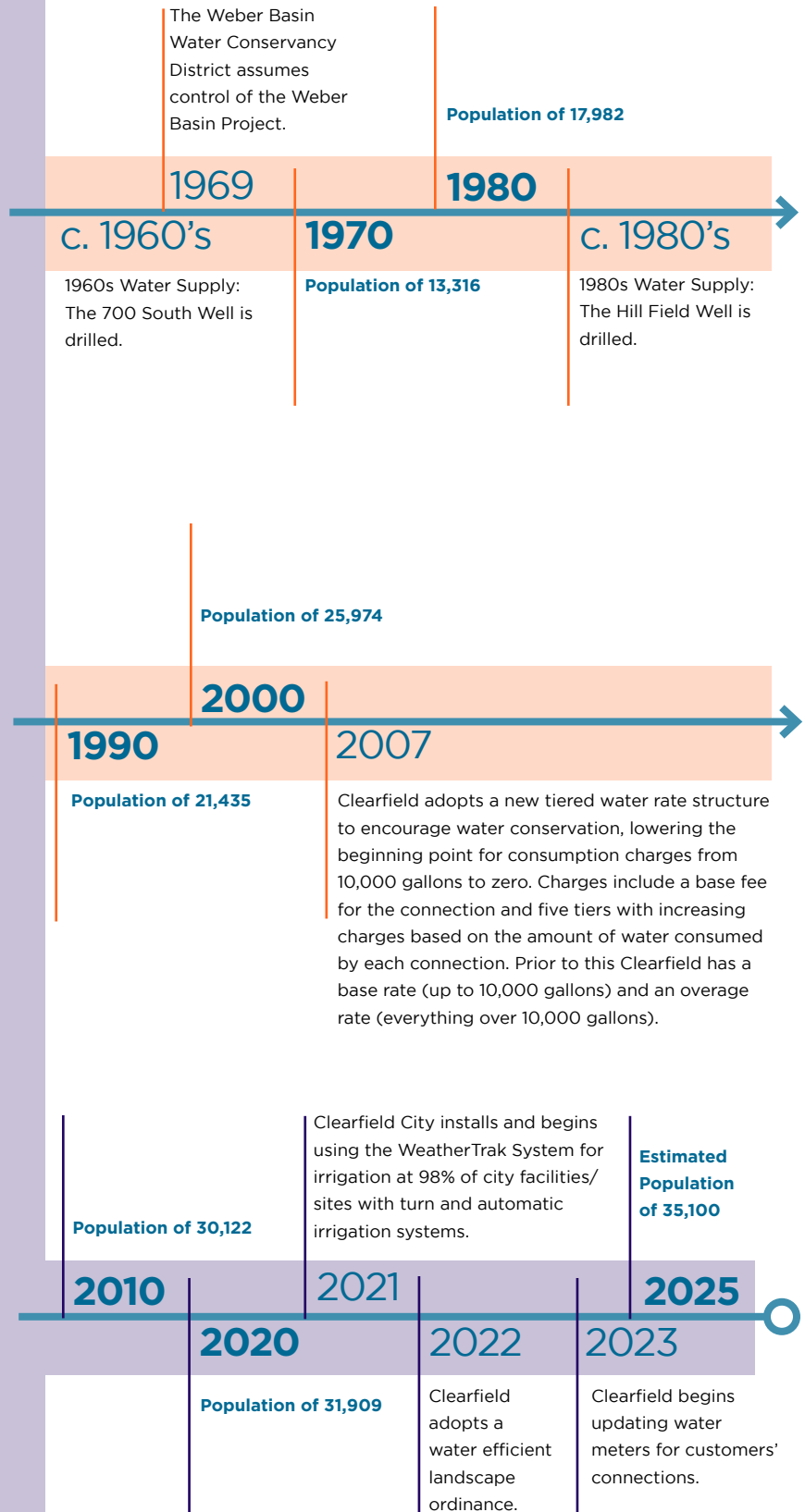
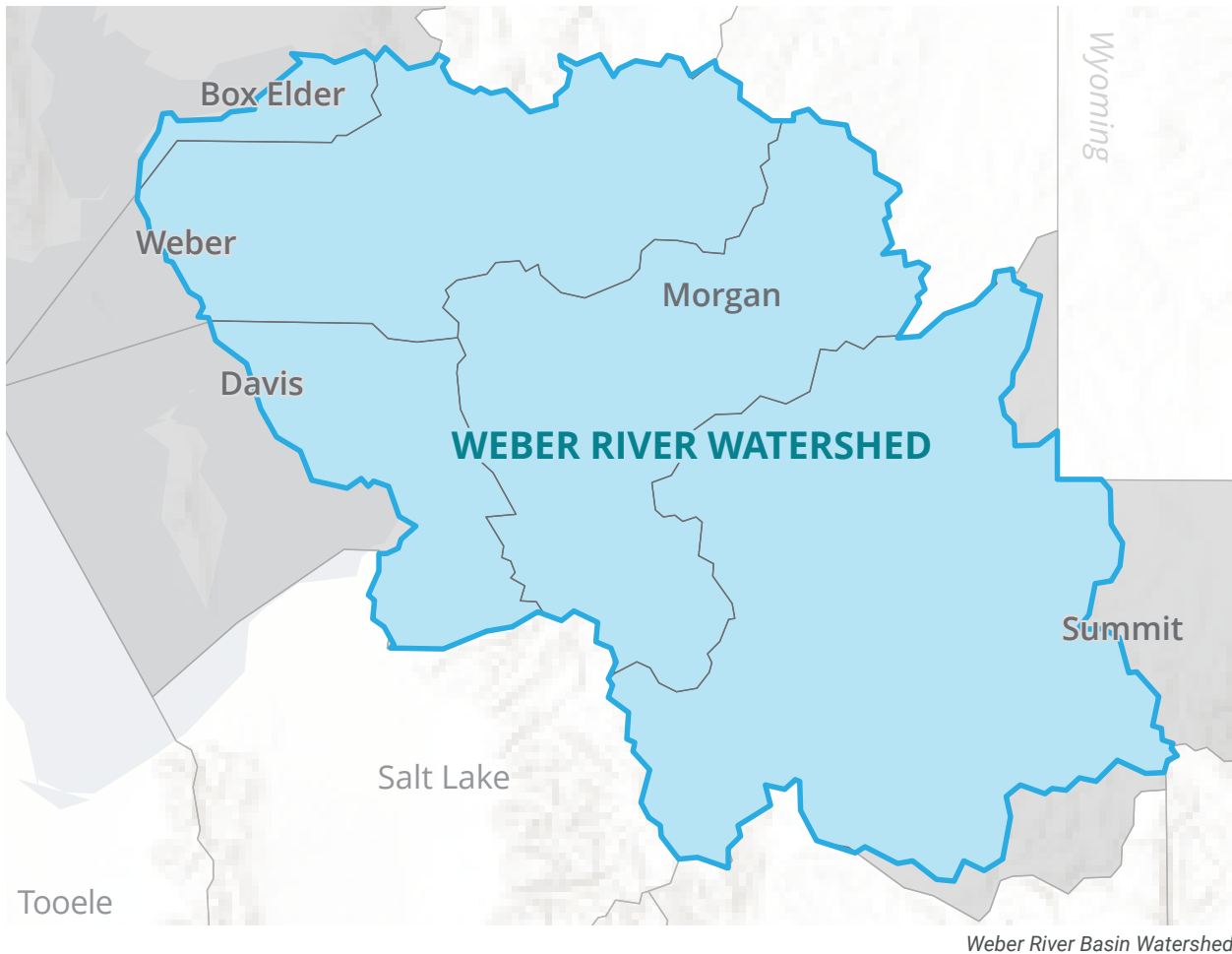


Image: South Steed Park; Clearfield City





## 2.4 REGIONAL CONTEXT

Clearfield is located in the Weber River Basin, one of the watersheds in Utah. The Weber River Basin is one of the five main sub-basins that drain into the Great Salt Lake.

The Great Salt Lake contributes greatly to Utah's hydrologic cycle by providing a warm environment where water condenses into the lower atmosphere before being returned as snow in the Wasatch and Uinta Mountain ranges. Considering that our water sources rely on this "lake effect," it is vital to consider how to preserve these natural systems. While maintaining sufficient reservoir levels is critical, water stewardship includes the release of water into streams, rivers, and natural lakes to maintain our life-supporting ecosystem.

Clearfield is served by the Weber Basin Water Conservancy District (WBWCD). **Clearfield City is one of the lowest water consumers (gallons per capita per day) served by WBWCD.** WBWCD is the regional supplier within the Ogden and Weber River drainages and provides culinary and secondary water to over 700,000 people in five counties (Box Elder, Davis, Morgan, Summit, and Weber). WBWCD delivers approximately 230,000 acre-feet of wholesale water each year. This translates to about 205 million gallons of water every day!

WBWCD operates seven large storage reservoirs, three hydro-power generation plants, twenty-one wells, four water treatment plants, and hundreds of miles of canals, tunnels, aqueducts, and pipelines.



*Davis-Weber Canal Construction: 1880s*

## 2.5 REGIONAL COLLABORATION

In 2019, Utah established Regional Water Conservation Goals for the state's nine municipal and industrial (M & I) areas. A regional approach allows the goals to be tailored to the differing contexts of each region, including climate, elevation, and regional characteristics. Clearfield is part of the Weber River Region.

Average water use, in gallons per capita per day (gpcd), from the year 2015 serves as the baseline for the regional water conservation goals. In the Weber River Region this baseline is 250 gpcd. Compared to the other eight regions, Weber Basin is the third lowest for average water use, however it is higher than the statewide average of 240 gpcd. Other regions have a 2015 baseline ranging from 210 to 400 gpcd.

The Weber River Region has the following water conservation goals/targets:

by 2030 - reduction to 200 gpcd, a 20% reduction from the 2015 Baseline of 250

by 2040 – reduction to 184 gpcd, a 26% reduction from the 2015 Baseline of 250

by 2065 – reduction to 175 gpcd, a 30% reduction from the 2015 Baseline of 250.

Regional goals for the Weber Basin Region are some of the most aggressive, and are higher than the statewide goals, which are targeting 16%, 22%, and 26% reductions, respectively.

Clearfield City set a goal in 2021 to reduce water consumption by 10 to 15% in five years through various conservation efforts. The rolling five-year average for daily per capita water consumption has decreased from 142 gpcd (2017-2021) to 121 gpcd (2020-2024), reflecting a 15% reduction in just three years.

# CHAPTER THREE: VISION



## 3.1 VISION ALIGNMENT

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The water use and preservation element aligns with the overall vision of the General Plan, which guides decisions to support a high quality of life and efficient use of land and infrastructure for the community. The goals, objectives, policies, and strategies of the water element support the four vision initiatives for Clearfield City, which reflect the key areas and topics of focus for the General Plan.

**Initiative #1:** Focused, Centered, and Balanced Growth

**Initiative #2:** Connected Community

**Initiative #3:** Community Wellbeing and Quality of Life

**Initiative #4:** Resilient City





*New growth in Clearfield is focused in key centers, including Downtown Clearfield.*

## 3.2 PLANNING FOR THE FUTURE

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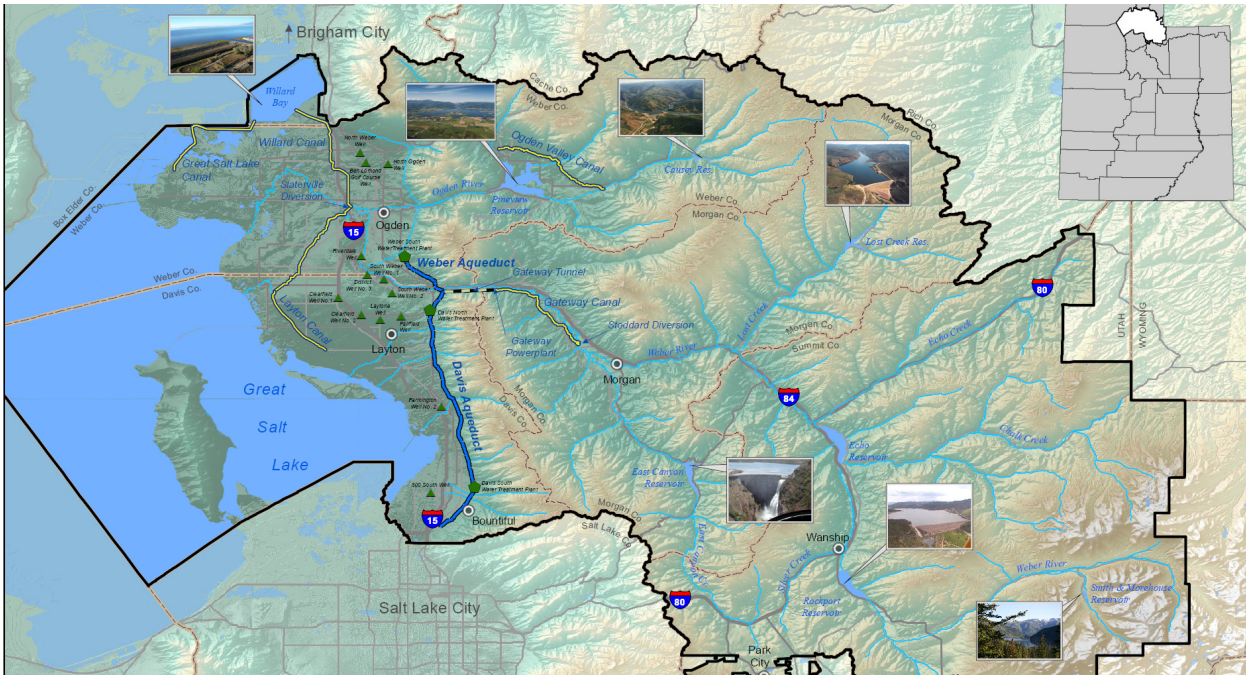
### PROJECTED GROWTH

Based on Clearfield's planned future land use and development patterns, the City is projected to **add 7,500 residents by the year 2040**. This growth to 42,500 people reflects the estimated "build out" scenario for water supply and infrastructure captured in the City's Culinary Water Impact Fee Facilities Plan. (*WFRC population projections; Clearfield 2023 Culinary Water IFFP*)

### FUTURE LAND USE AND DEVELOPMENT PATTERNS

With growth focused in key centers, the majority of new housing is expected to be small lot single-family, attached single-family townhomes, multi-family dwellings, or mixed-use developments. This new growth is anticipated to have lower per capita water use than that of existing neighborhoods. Average household size may also decrease based on the size and style of housing units planned in Clearfield's neighborhoods and mixed use centers. Clearfield's residential zoning reflects this, with minimum lot size requirements of 9,000 sq. ft. or less.

While a small amount of agricultural land remains in Clearfield, preservation of large-scale productive agricultural use is not anticipated. However, some of these areas may develop under a conservation subdivision framework and retain small urban farming operations. Clearfield's agricultural zoning provides the opportunity to integrate small-scale agricultural uses and animal rights in its residential neighborhoods, requiring minimum lots sizes of only one-third acre.



## FUTURE WATER SUPPLY

Through Clearfield's land use decisions to guide growth into centers, coupled with water conservation efforts, the following water budget supports the estimated growth to 42,500 people by 2040 and 3,081 equivalent residential connections (ERCs).

Water Supply: (1,371 gpd per ERC) – 16,844,106 gpd [*excess capacity: 4,657,974 gpd*]

Water Rights: (0.64 acre-feet per ERC) - 7,863 acre-feet [*excess capacity: 10,268 acre-feet*]

Water Storage: 12,870,008 gallons [*excess capacity: 444,992 gallons*]

Clearfield City intends for most of its future water to be supplied through the purchase of water from the Weber Basin Water Conservancy District (WBWCD). Water needs beyond the existing contract, however, may likely be at a higher cost rate to support infrastructure costs for WBWCD water supplies. Water from WBWCD, coupled with water from the City's wells during summer months and emergency situations, will be used for both indoor and outdoor water connections.

A city-wide secondary water system is not currently planned. The small portion of Clearfield connected to a secondary water supply, through the private irrigation companies, is expected to retain these connections; additional/new connections to these systems are not expected.

## WATER-WISE DEVELOPMENT IN CLEARFIELD

All new development within Clearfield must comply with the City's Water-Efficient Landscape Ordinance, implemented in 2022. Considering that over half of the water used by residents in Utah has typically been applied to outdoor landscapes, new development in Clearfield will strive to reduce that amount through the promotion of more water-efficient development patterns (smaller lot sizes, attached single-family and multi-family housing, and mixed-use centers) and the installation of resilient landscapes that promote decreased water needs.

The resulting development aims to provide decreased maintenance, increased curb appeal and accessibility, all while conserving water by reducing overall lawn area sizes and utilizing efficient water sense irrigation systems. Clearfield has a well maintained and operated water system and has been proactively implementing several conservation measures to reduce water usage in the community, including the repair and replacement of water infrastructure to support decreased water system losses and support capacity for future growth.



## CITY ACTION HIGHLIGHT: UPDATED IRRIGATION SYSTEMS & WATERING PRACTICES

In 2021, Clearfield City installed the WeatherTrak Irrigation System, new master valves, and flow sensors for 98% of the city's irrigated sites. These approaches allow the City to take a more proactive approach to conserve water now and in the future. The Parks Department reduced water usage by over 30%. Collectively, these updates have led to an estimated reduction of 5% annually (equaling over 300 acre-feet of water).

At Barlow Park, Clearfield saved 7.7 million gallons of water due to new WeatherTrak system. The Parks and Recreation Department has a comprehensive plan in place to reduce and/or eliminate watering on City property while still preserving the sports fields and community spaces.



Image: Barlow Park Soccer Fields; Clearfield City

## 3.3 WATER SAVING SUCCESS STORIES

### CITY ACTIONS

Clearfield City has implemented several initiatives to help conserve water. Actions include education campaigns, infrastructure updates, and revised irrigation and maintenance methods at city parks and property.

#### **EDUCATION CAMPAIGNS**

Clearfield City uses the city's website, social media, the monthly e-mail newsletter, and other communication channels to provide information and tips for conserving water and being water-wise.

#### **COLLABORATION**

During a recent water tank emergency, collaboration with Syracuse City, along with community conservation efforts, allowed Clearfield City time to make critical repairs and restore necessary equipment to maintain the water capacity of the City's water tanks.

#### **INFRASTRUCTURE UPDATES**

Clearfield City has been making necessary repairs to its water system to ensure its reliability, especially during peak usage periods.

#### **WATER METER REPLACEMENTS**

Clearfield City began replacing water meters in 2023. Most of the water meters in Clearfield were installed in the late 1990's and have an effective battery life of 10 to 15 years. As the water meter wears out it produces inaccurate readings, making it challenging/ to get an accurate account of total usage for that meter. The new meter system alerts the City when there is a constant flow of water, indicating a leak that may otherwise get overlooked. More accurate meters, coupled with the City's tiered water rates, help raise awareness on the amount of water being used for each connection.

## COMMUNITY PARTICIPATION HIGHLIGHT: WATERWISE LANDSCAPES

Residents, businesses, and institutions have responded to the call for water conservation by updating their landscapes with more water-wise designs and materials.



Image: Multi-family Housing; Clearfield City



Image: Davis County Library; Clearfield City



Image: Legend Hills; Clearfield City

## COMMUNITY PARTICIPATION

The Clearfield community has responded to the City's water conservation campaigns, including participation in rebate initiatives, landscaping changes, reduced watering, and responding to critical action/emergency water situations.

### EMERGENCY CAMPAIGN RESPONSE

In July 2025, Clearfield City was faced with a critical electrical issue with the City's water tanks, leading to pumping system constraints. In addition to the City's usual communication platforms, Clearfield used the Davis County emergency alert notification program to request voluntary reductions in water usage, especially outdoors. Residents responded and their actions gave the city time to make critical repairs and avoid water shortages or pressure change concerns.

Clearfield residents are encouraged to sign up for the Everbridge emergency alert notification system used by Davis County:

<https://www.daviscountyutah.gov/emergency-management/emergency-alert-sign-up>

### INCENTIVES / REBATES

Community members have participated in the various rebate incentive programs administered by Weber Basin Water Conservancy District. Participation numbers are for the years 2018 to 2025.

- Flip Your Strip – 41 Applicants; 19,802 square feet replaced
- Landscape Lawn Exchange – 20 Applicants; 42,741 square feet replaced
- Toilet Rebate – 18
- Smart Controllers for Irrigation – 252



## PLANNING AND POLICY HIGHLIGHT: CLUSTERED DEVELOPMENT

Using various zoning tools, Clearfield City has provided a supportive framework for the planning and design of more conservation-oriented development patterns. Provisions for clustered development patterns lead to more water-efficient neighborhoods compared to typical single-family homes, with reduced individual lawns in exchange for shared open space areas.



Image: Wilcox Farms Subdivision, Clearfield City

## PLANNING AND POLICY

Clearfield City has been facilitating water conservation efforts through its planning and policy decisions over the past decade or more, including directing growth to key centers, updating ordinances, short- and long-range planning, and revising water rate structures.

### **WATER EFFICIENT LANDSCAPE ORDINANCE**

In 2022, Clearfield City adopted updates to its landscape ordinance with a focus on implementing water efficiency standards.

### **CLEARFIELD STATION AREA PLANNING**

Clearfield Station opened in 2008, and Clearfield City began a collaboration with UTA to facilitate transit-oriented development on 70 acres owned by UTA adjacent to the station. A master development plan was approved in 2014, leading to construction of the Clearfield Station Apartments (216 units). Development stalled, leading to a joint effort with UTA to develop a Station Area Plan in 2019 (Clearfield Connected) for the remaining 60 acres owned by UTA. In 2024, Clearfield updated the Station Area Plan to meet state code requirements, expanding the scope to include a half-mile radius from the station.

### **DOWNTOWN CLEARFIELD**

Past and current city councils have worked hard to revitalize Downtown Clearfield by bringing more businesses, public parks, and housing opportunities. This has been a 20-year journey, and the City has begun to see the effects through key redevelopment projects over the past several years with more in the pipeline. With a focus on higher intensity uses, Downtown Clearfield will absorb much of the city's growth in a more waterwise development pattern.

### **WATER RATES**

Clearfield City is keeping water rates consistent with the conservation rates adopted by city council in 2022. Conservation rates help preserve the community's water resources by encouraging behaviors that reduce water waste.

Clearfield City has been using tiered water rates since 2007, with the most recent update in 2024.

# CHAPTER FOUR: POLICY GUIDE

# POLICY GUIDE TERMINOLOGY

## 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.

## 4.1 INTRODUCTION

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

The Policy Guide is a tool to help Clearfield achieve the City’s water conservation goals of reducing water consumption by 10% or more and support regional water conservation goals of reducing water consumption by 20% before the year 2030.

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 and the Water Use and Preservation element. The element will also ensure consistency between the City’s departments in water planning, education efforts, and communication.

It is possible all 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.

Objectives, policies, and strategies will address one or more of the following:

**(Existing Development Reductions; EDR)** - reducing water demand and per capita water use for existing development.

**(Future Development Reductions; FDR)** - reducing water demand and per capita water use for future development.

**(Clearfield City Practices; CCP)** – water-wise practices by Clearfield City.

## RELEVANT / RELATED PLANNING EFFORTS

The City has been working to direct growth toward existing and emerging centers, such as Downtown Clearfield and the Clearfield Station area. This centered and balanced growth supports stewardship through the efficient use of land and water resources.



## 4.2 OVERALL GOAL & OBJECTIVES

### WATER USE AND PRESERVATION - OVERALL GOAL

Clearfield strives to continue facilitating growth and development patterns that support responsible use of the City's water supply, ensuring the ability to meet current and future demands and respond to water supply issues.

### WATER USE AND PRESERVATION - OBJECTIVES

Eight objectives reflect key targets Clearfield would like to achieve to meet the overall goal for Water Use and Preservation.

1. Promote and support development patterns with lower water usage habits and where infrastructure already exists. (FDR)
2. Collaborate with regional partners to protect the health of the Great Salt Lake, the Wasatch Mountain watersheds, waterways, and other water sources. (EDR, FDR, CC)
3. Foster the use of water efficient building standards, plumbing fixtures, and site development techniques. (EDR, FDR, CC)
4. Uphold water-efficient landscaping techniques and maintenance practices appropriate to our climate. (EDR, FDR, CC)
5. Promote water conservation while still maintaining community aesthetics and character. (EDR, FDR, CC)
6. Aspire to improve the level of public awareness regarding water conservation through positive messaging and engaging the community in key water challenges. (EDR, FDR, CC)
7. Ensure water resources are used responsibly and efficiently at City facilities. (CC)
8. Lead by example through the pursuit of funding and outside resources to support innovative methods and pilot demonstration projects. (EDR, FDR, CC)





## 4.3 POLICIES & STRATEGIES

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The following policies and strategies reflect a framework of potential options for helping Clearfield meet the eight objectives and overall goal for Water Use and Preservation.

### ***EDUCATION AND INCENTIVES [EDR, FDR, CC]***

- Continue to use city communications and community education programs to encourage water-wise practices and collaborate with regional partners to host events in Clearfield.
- Establish campaigns to target Clearfield's older homes/neighborhoods, which are more likely to have older, less water-efficient appliances and fixtures. Promote participation by having a citywide "contest" and/or providing incentives.
- Coordinate with the Parks and Recreation Commission to evaluate establishing an award category to recognize well-landscaped, water saving yards for a range of use types.
- Consider establishing volunteer Water Conservation Ambassadors as a community-led effort to help educate residents and businesses regarding water-efficient landscapes and irrigation practices.

### ***REGULATIONS / STANDARDS [EDR, FDR, CC]***

- Review allowed land uses in the zoning code and consider minimizing and/or establishing conditional use requirements for uses that consume large amounts of water.
- Continue to evaluate and update, as relevant, zoning regulations and development standards that reduce outdoor water use and stormwater runoff.
- Maintain minimum requirements for living plant cover and trees to support groundwater recharge, help mitigate urban heat island impacts, and minimize soil erosion.
- Evaluate the city's standards regarding the use of green roofs, containers, and other alternatives to meet landscaping requirements outside of the Form-Based Code districts.

## **WATER USE AND PRESERVATION - POLICIES & STRATEGIES (CONT.)**

### ***MEASUREMENT / MONITORING [EDR, FDR, CC]***

- Consider establishing a water conservation dashboard to communicate the effectiveness of various strategies and policies implemented by Clearfield.
- Consider a regular evaluation of the City's water rate structure to evaluate if the rate tiers are aligned with land use and development patterns.
- Consider establishing drought metering rates to use during times of extreme drought.
- Pilot an indoor/outdoor meter program and consider requiring outdoor meters for all new development and major remodels.
- Coordinate/collaborate with secondary water providers on their progress to install water meters on secondary water connections; integrate this water use data with the city's culinary water data to provide a comprehensive understanding of indoor and outdoor water use in Clearfield.

### ***DEMONSTRATION / COLLABORATION / INNOVATION [EDR, FDR, CC]***

- Coordinate with Davis County Health on graywater/water recycling systems and consider a pilot demonstration project at a city facility.
- Continue to explore funding through grants and other programs to supplement rebates, support innovative efforts, and conduct pilot projects.
- Encourage rainwater harvesting and consider a pilot demonstration project at a city facility. Coordinate with the city's stormwater management efforts.
- Prioritize the maintenance, watering, and planting of street trees to retain community character and help mitigate urban heat island impacts.
- Communicate the success of water conservation at city-owned/managed facilities and places.

### ***WATER INFRASTRUCTURE INVESTMENTS [EDR, FDR, CC]***

- Continue to support the meter and water pipeline replacement program to keep the City's water infrastructure in good condition and minimize system inefficiencies.
- Evaluate the potential for secondary water connections or graywater systems at city-owned/managed facilities.

## 4.4 IMPLEMENTATION

THE IMPLEMENTATION MATRIX WILL BE EVALUATED REGULARLY TO ESTABLISH THE CITY'S PRIORITIES AND EFFORTS FOR THIS ELEMENT.

	Ongoing Effort	Short-Term: 1 to 5 years	Long-Term: 5 to 10+ years
Continue to use city communications and community education programs to encourage water-wise practices and collaborate with regional partners to host events in Clearfield.			
Establish campaigns to target Clearfield's older homes/neighborhoods, which are more likely to have older, less water-efficient appliances and fixtures. Promote participation by having a citywide "contest" and/or providing incentives.			
Coordinate with the Parks and Recreation Commission to evaluate establishing an award category to recognize well-landscaped, water saving yards for a range of use types.			
Consider establishing volunteer Water Conservation Ambassadors as a community-led effort to help educate residents and businesses regarding water-efficient landscapes and irrigation practices.			
Review allowed land uses in the zoning code and consider minimizing and/or establishing conditional use requirements for uses that consume large amounts of water.			
Continue to evaluate and update, as relevant, zoning regulations and development standards that reduce outdoor water use and stormwater runoff.			
Maintain minimum requirements for living plant cover and trees to support groundwater recharge, help mitigate urban heat island impacts, and minimize soil erosion.			
Evaluate the city's standards regarding the use of green roofs, containers, and other alternatives to meet landscaping requirements outside of the Form-Based Code districts.			
Consider establishing a water conservation dashboard to communicate the effectiveness of various strategies and policies implemented by Clearfield.			
Consider a regular evaluation of the City's water rate structure to evaluate if the rate tiers are aligned with land use and development patterns.			
Consider establishing drought metering rates to use during times of extreme drought.			
Pilot an indoor/outdoor meter program and consider requiring outdoor meters for all new development and major remodels.			
Coordinate/collaborate with secondary water providers on their progress to install water meters on secondary water connections; integrate this water use data with the city's culinary water data to provide a comprehensive understanding of indoor and outdoor water use in Clearfield.			
Coordinate with Davis County Health on graywater/water recycling systems and consider a pilot demonstration project at a city facility.			
Continue to explore funding through grants and other programs to supplement rebates, support innovative efforts, and conduct pilot projects.			
Encourage rainwater harvesting and consider a pilot demonstration project at a city facility. Coordinate with the city's stormwater management efforts.			
Prioritize the maintenance, watering, and planting of street trees to retain community character and help mitigate urban heat island impacts.			
Communicate the success of water conservation at city-owned/managed facilities and places.			
Continue to support the meter and water pipeline replacement program to keep the City's water infrastructure in good condition and minimize system inefficiencies.			
Evaluate the potential for secondary water connections or graywater systems at city-owned/managed facilities.			



**CLEARFIELD CITY**  
**WATER USE &**  
**PRESERVATION PLAN**  
**2025**

**DRAFT: OCTOBER 2025**



# ***Planning Commission***

## **STAFF REPORT**

AGENDA ITEM  
**#3**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov)  
801-525-2718

**MEETING DATE:** Wednesday, November 5<sup>th</sup>, 2025

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **ZTA 2025-1001**, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter).**

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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council of one of the two options provided in the staff report for **ZTA 2025-1001**, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards.

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### **PLANNING COMMISSION RECOMMENDATION OPTIONS**

Following careful consideration of the information included in this report, the Planning Commission may choose to forward one of the following recommendations:

1. **Move to recommend APPROVAL of one of the two options provided in the staff report for ZTA 2025-1001** to the City Council, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards.
2. **Move to recommend DENIAL of ZTA 2025-1001** to the City Council, a zoning text amendment request by Clearfield City to amend Title 11 of the Clearfield City Code to permit Detached Accessory Dwelling Units (DADUs) in select zones, and to adopt DADU development standards.
3. **Move to table ZTA 2025-1001** to a specific date and request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above, such as a modified recommendation of approval.

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### **BACKGROUND**

In September of 2021, Clearfield City adopted an Internal Accessory Dwelling Unit (IADU) ordinance. This ordinance was specifically for accessory units that would be within the structure of single-family dwellings, on lot sizes of at least 6,000 square feet.

One of the strategies identified in the City's Moderate Income Housing Plan (MIHP) is to allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones. With that strategy in

mind, the City Council discussed Detached Accessory Dwelling Units (DADUs) during a work session in September of 2024 and reviewed sample ordinances from other cities such as Syracuse, Layton, and Murray. The direction provided by the Council was for staff to prepare a draft ordinance for detached accessory units that could be discussed at a later date.

After preparing a draft ordinance for discussion, the topic was discussed by the City Council in a work session on September 2, 2025, and with the Planning Commission in a meeting on September 3, 2025. The comments and discussion from each of the public bodies provided differing perspectives and preferences. For example, the City Council indicated a preference that the minimum lot size required for a DADU be 8,000 square feet. The Planning Commission on the other hand, voiced a preference for allowing DADUs regardless of lot size, as long as the setback and development standards of the ordinance were fulfilled. Given the different perspectives provided, staff has crafted two versions of the proposed ordinance for consideration. The two options are included as attachments to this report and referred to as “Option A” and “Option B”.

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## **ZONING TEXT AMENDMENT ANALYSIS**

With the high demand and low supply of housing witnessed in the region over the past few years, many cities have adopted ordinances allowing accessory dwelling units (ADUs). This type of housing can provide more affordable housing options and may appeal to residents who don’t need as much space. It can also provide flexibility to homeowners who may gain income through rent while offering housing.

### **State Regulations**

Similar to how the State required cities of a certain size to allow IADUs, indications are that in the upcoming legislative session, the State will also require the allowance of DADUs. Based on communication with the Utah League of Cities and Towns (ULCT), staff anticipates that both options of the proposed ordinance will comply with any new State requirements. However, depending on what comes out of the legislative session, the ordinance may be amended as necessary.

### **Draft Ordinance**

Staff has taken the existing IADU Ordinance as found in Title 11, Chapter 19 of Clearfield City Code and is proposing amendments to allow DADUs, with development standards related to size, height, and setback distances. These standards are provided in the attachments to this report and below is a summary of the two options is listed below.

- “Option A” has no minimum lot size for IADUs or DADUs. They would be permitted on any lot zoned as single-family or agricultural, as long as setbacks and development standards of the ordinance can be met. The following are reflective of the values prioritized with this policy option.
  - Housing Affordability & Supply: Increasing the overall housing supply and creating more affordable options for renters, which can help address housing shortages.
  - Inclusivity: Allows more homeowners to consider and ADU, providing wealth-building opportunities and a potential income stream to a wider range of residents.
  - Flexibility: Provides ability for homeowners to adapt their properties to changing needs, such as accommodating aging family members, or young adults, regardless lot size.
  - Reduced Regulation: Signals a preference for reducing bureaucratic hurdles related to ADUs.
- “Option B” maintains the existing 6,000 square foot minimum lot size for IADUs and establishes an 8,000 square foot minimum lot size for DADUs. All other development standards and proposed amendments are the same as “Option A”. The following are reflective of the values prioritized with this policy option.

- Preservation of Neighborhood Character: Seeks to maintain the existing low-density, single-family aesthetic of a neighborhood and avoiding changes in the physical character of neighborhoods with smaller lot sizes.
- Minimizing Congestion and Infrastructure Impact: Reflects concerns about potential impacts of increased density, such as more on-street parking demand and greater strain on public services and infrastructure.
- Homeowner Concerns: Shows responsiveness to existing residents who may have concerns or did not anticipate an increase in dwellings within their neighborhood.

### General Plan Analysis

In reviewing any ordinance amendment or rezone, it is important to consult with the current General Plan to review the relevant topics or elements of the General Plan, along with the community goals, objectives, and strategies to help inform land use decisions. There are community vision objectives associated with “Housing and Neighborhoods” that can be evaluated in relation to the request, which are listed below.

Housing and 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.	
Objectives & Strategies	Staff Analysis
<u>Objective</u> : Provide a range of housing types and neighborhoods to the Clearfield community.  <u>Relevant Strategy HN-8</u> : Evaluate and identify neighborhoods where detached ADUs may best be integrated as a strategy to expand affordable housing options.	The proposed amendment would allow for DADUs, a more affordable housing type that is not currently permitted in the city. The amendment process provides the Planning Commission and City Council the opportunity to identify where DADUs may be best integrated in the city.
<u>Objective</u> : 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.  <u>Relevant Strategy HN-8</u> : Evaluate and identify neighborhoods where detached ADUs may best be integrated as a strategy to expand affordable housing options.	The development standards of the proposed amendment are intended to support the successful integration of a new housing type into existing neighborhoods. ADUs provide attainable and affordable housing options that can help meet the needs of people at various stages of life. Standards related to lot area, dwelling size, height, and setbacks are provided to help preserve neighborhood character.

### Zoning Text Amendment Analysis

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below.



Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	The General Plan encourages continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by the “Housing and Neighborhoods” section of the General Plan, as well as the strategy to evaluate neighborhoods where detached ADUs may be best integrated to expand affordability options.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	There continues to be a significant inventory shortage of affordable housing in the region. Allowing for DADUs will provide additional housing options for lower income individuals and households.

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#### **PUBLIC COMMENT**

A public hearing notice was posted on October 24th, 2025, on the State of Utah public notice website and on the City’s website. A sign indicating the public hearing was also placed in front of Clearfield City Hall. No public comment has been received to date.

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#### **FINDINGS & CONCLUSION**

Based on a review of the General Plan, as well as existing and proposed ordinance standards, staff concludes the following::

1. The General Plan encourages continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by the “Housing and Neighborhoods” section of the General Plan and the accompanying strategy to evaluate neighborhoods where detached ADUs may be best integrated to expand affordability options.
2. There continues to be a significant inventory shortage of affordable housing in the region. Allowing for DADUs will provide additional housing options for lower income individuals and households.

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#### **ATTACHMENTS**

1. Proposed ADU Amendments Option A
2. Proposed ADU Amendments Option B



# DRAFT ADU ORDINANCE AMENDMENTS

## OPTION A (no minimum lot size)

### CHAPTER 19

#### ~~INTERNAL~~ ACCESSORY DWELLING UNITS

##### 11-19-1: PURPOSE AND INTENT:

The ~~internal~~ Accessory Dwelling Unit (~~I~~ADU) ordinance is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of an accessory unit in conjunction with single-family detached dwellings on individual lots. This ordinance is hereby established to promote the use of ~~ADUs~~~~accessory units~~; to provide flexibility for the changes in household size associated with life cycle; to offer financial security for home buyers; and to offer security against problems associated with frailty in old age. These provisions are also intended to provide for affordable housing with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of ~~ADUs~~~~accessory dwelling units~~. (Ord. 2021-14, 9-28-2021)

##### 11-19-2: DEFINITIONS ~~OF ACCESSORY DWELLING UNIT:~~

ACCESSORY DWELLING UNIT (ADU): A subordinate dwelling, which has its own kitchen, living/sleeping area, and full bathroom, including, sink, toilet shower/bath which ~~is~~ may be within or attached to a single-family residential building ~~-, or detached from a single-family residential building.~~

INTERNAL ACCESSORY DWELLING UNIT (IADU): ~~An accessory dwelling within or attached to a single-family residential building.~~

DETACHED ACCESSORY DWELLING UNIT (DADU): ~~An accessory dwelling that is on the same lot as a single-family building, but is a separate structure from the single-family building.~~

PRIMARY DWELLING: ~~The main or principal dwelling on a lot used to accommodate the primary use to which the premises is devoted. In the context of this chapter, the primary dwelling is a single-family residential building.~~ (Ord. 2021-14, 9-28-2021)

##### 11-19-3: OWNER OCCUPIED:

For the purpose of this section, the term “owner-occupied” shall be defined as fulltime residency within the home by the bona fide property owner(s) as shown on the Davis County tax assessment rolls. No ~~ADU~~accessory dwelling units shall be created, established, or occupied ~~in a single-family dwelling~~ unless the bona fide property owner(s) as shown on the Davis County tax assessment rolls resides fulltimeowner of the property ~~lives~~ on the property within either the ~~primary~~principal dwelling or ~~accessory dwelling unit~~ADU. (Ord. 2021-14, 9-28-2021)

#### **11-19-4: DWELLING UNIT OCCUPANCY:**

The occupants of an ~~ADU~~accessory dwelling unit shall be limited to a single family as defined in Section 11-3-3 of Clearfield City Code.~~by one of the following family categories:~~

- ~~—A. One person living alone; or~~
- ~~—B. Two (2) related or unrelated adults and their children;~~
- ~~—C. Any of the above categories plus a temporary guest. A “temporary guest” is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose. (Ord. 2021-14, 9-28-2021)~~

#### **11-19-5: ZONES:**

An ~~ADU~~accessory dwelling which meets ordinance requirements and development standards may be allowed ~~in a single-family dwelling unit~~ within all single-family and agricultural zones. ~~on lots greater than 6,000 square feet. No accessory dwelling unit may be allowed in any multi-family dwelling or zone.~~ (Ord. 2021-14, 9-28-2021)

#### **11-19-6: NUMBER OF ACCESSORY DWELLING UNITS:**

A maximum of one ~~ADU~~accessory dwelling unit shall be allowed ~~in each owner-occupied single-family dwelling per lot.~~ (Ord. 2021-14, 9-28-2021)

#### **11-19-7: ADDRESS:**

The ~~primary~~principal dwelling ~~unit~~ and the ~~ADU~~accessory dwelling unit shall have the same address number but shall refer to the ~~ADU~~accessory dwelling unit as a “Unit B.” Addresses must be located in a visible location on the street frontage side of the home. (Ord. 2021-14, 9-28-2021)

#### **11-19-8: SEPARATE LIVING AREAS:**

An ~~ADU~~accessory dwelling unit must provide ~~a kitchen~~, living areas ~~for eating~~, sleeping ~~area~~, and ~~a~~ full bathroom, including, sink, toilet shower/bath, separate from the ~~primary~~principal dwelling ~~unit~~. (Ord. 2021-14, 9-28-2021)

#### **11-19-9: FIRE, BUILDING, AND HEALTH CODES:**

An ~~ADU~~ shall comply with all building construction and fire codes in effect at the time the ~~ADU~~ is constructed, created or subsequently remodeled, including the obtaining of required building and other permits. (Ord. 2021-14, 9-28-2021)

#### **11-19-10: UTILITY METERS:**

A single-family dwelling with an ~~ADU~~accessory dwelling shall have only one (1) meter for each water, gas, and electricity utility service, and each meter shall be in the property owner's name. Installing separate utility meters for the ADU is prohibited. (Ord. 2021-14, 9-28-2021)

#### **11-19-11: NOT INTENDED FOR SALE:**

~~ADUs~~Accessory dwelling units shall not be sold separately nor subdivided from the primary dwelling unit or lot. (Ord. 2021-14, 9-28-2021)

#### **11-19-12: ACCESSORY DWELLING UNIT REGISTRATION / BUSINESS LICENSE:**

Any person owning an existing ~~ADU~~accessory dwelling unit that has not previously been permitted by the city, or any person constructing or causing the construction of a residence that has an ~~ADU~~accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an ~~ADU~~accessory dwelling unit, shall register the ~~ADU~~accessory dwelling unit with the Community Development Department. If the ~~ADU~~accessory dwelling unit is a rental unit a business license is also required. This shall be in addition to a building permit for the work to be performed. In order to meet the requirements of the registration, the applicant shall:

- A. Submit a fee as identified in the Consolidated Fee Schedule with a completed registration form/application including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meter.
- B. Include detailed floor plans with labels on rooms indicating uses or proposed uses.
- C. Pay building permit fees, if applicable, for the construction and/or remodeling of an existing dwelling, in accordance with the established fees and charges.

D. Make all corrections identified as necessary to comply with building code requirements, as identified by the chief building official or ~~his~~ designee and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters.

~~E. Failure To Complete and Obtain a Land Use Permit: If the property owner does not obtain a land use permit as outlined this chapter, the IADU shall not be considered legal or approved. Failure to obtain a land use permit for an existing dwelling unit within two (2) years of this section may result in a citation for a code violation as governed by Title 1-16: "Code Enforcement," of this Code.~~

~~FE.~~ Failure to complete registration of ~~IADU~~: If the property owner does not complete the registration as outlined above, the ~~ADU~~~~accessory dwelling unit~~ shall not be considered legal or approved. Failure to complete the registration of an existing ~~ADU~~~~accessory dwelling unit~~ may result in a fine, which may result in a lien on the property. After the fine is assessed, the building official or ~~his~~ designee shall determine an appropriate deadline for compliance. An additional fine may be assessed for each deadline that is not met. (Ord. 2021-14, 9-28-2021)

#### **11-19-13: HOME OCCUPATION BUSINESSES:**

Home occupation businesses which may be approved in an ~~ADU~~~~accessory dwelling unit~~ shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an ~~ADU~~~~accessory dwelling unit~~ without the express written permission of the property owner, and approval from the City Business license official. (Ord. 2021-14, 9-28-2021)

#### **11-19-14: DEVELOPMENT STANDARDS:**

##### Internal Accessory Dwelling Units (IADU's):

~~A. Size: The total area of the IADU shall be fifty percent (50%) or less of the total square footage of the primary residence and be located within the footprint of the home.~~

~~BA.~~ Appearance: The architectural design, color pallet, and materials for an IADU shall be similar to the primary dwelling unit. The use of portable storage containers in the creation or construction of IADU's is prohibited.

~~EB.~~ Location: IADUs shall meet the same setbacks as required for the primary residence in the zone.

~~1. IADUs and the primary dwelling must be on the same parcel and may not be subdivided.~~

~~1.2: IADUs~~~~Accessory dwelling units~~ may be allowed as long as the zoning requirements for properties in a single-family neighborhood are met. The IADU shall not be within the building front, rear, or side yard setbacks for the zoning district in which the dwelling lot is located. In addition, the following standards apply:

~~2.3: IADUs~~~~Attached accessory dwelling units~~ are allowed:

- a. Over an attached garage, provided the accessory unit does not otherwise disrupt required covered parking.
- b. Inside the primary residential dwelling through an internal conversion of the housing unit as an addition or in the basement.
- c. By an addition to the house, containing an internal connection between dwelling units provided that the addition will not alter the single-family character of the building.

~~D.C.~~ Building Entrances: An ~~IDAU~~~~accessory dwelling unit~~ shall have a separate entrance located on any side or rear of the single-family home or at the front of the home if it is below grade and maintains the characteristics of a single-family home. The purpose of this requirement is to preserve the single-family residential appearance of the building.

~~E. Parking: A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off-street parking space for the IADU. In no case shall the number of off-street parking spaces be less than the number of vehicles being maintained on the premises. This shall include covered parking, garages and tandem parking in driveways. Tandem parking within a driveway is allowed to meet the parking requirement. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway. At a minimum, all parking areas and driveways shall be paved with concrete, asphalt, masonry, or concrete pavers. Permitted accessory parking standards must meet minimum parking requirements. No accessory dwelling may be allowed on any lot that cannot satisfy the parking requirements. (Ord. 2021-14, 9-28-2021)~~

Detached Accessory Dwelling Units (DADU's):

- A. Appearance: The architectural design, color pallet, and materials for a DADU shall be similar to the primary dwelling unit. The use of portable storage containers in the creation or construction of DADU's is prohibited.
- B. Location: DADU's shall be located in the rear yard of the primary dwelling.
- C. Height: DADU's shall be single story only and not include any livable square footage above or below the ground story level and are subject to the following total height restrictions.

1. Flat roof types are limited to a maximum height of twelve feet (12')
2. Pitched roof types are limited to a maximum height of eighteen feet (18')
3. DADU's shall not exceed the height of the primary dwelling

D. Height Exception: DADU's built above a detached garage are limited to a maximum height of twenty-five feet (25') or the height of the primary dwelling, whichever is less.

E. Setbacks: DADU's shall maintain the following setbacks.

1. Rear: 10 feet if single-story and 20 feet if DADU is built above a detached garage
2. Side: 10 feet
3. Corner Side: 20 feet on the side adjacent to a street
4. Distance from Primary Dwelling: 10 feet

F. Size: DADU's shall comply with the following size and total floor area requirements.

1. Building footprint not to exceed 50% of the footprint of the primary dwelling
2. Minimum: Total floor area to be no less than 250 square feet
3. Maximum: Total floor area not to exceed 1000 square feet

G. Lot Coverage: DADU's shall comply with the following lot coverage requirements. Coverage calculation is for all buildings and structures, both main and accessory, and shall not exceed the listed percentages based on lot size.

1. Lot Size of 43,560 square feet and larger: 20%
2. Lot Size of 43,559 to 15,000 square feet: 30%
3. Lot Size of 14,999 square feet and below: 40%

#### **11-19-15: PARKING:**

A single-family dwelling with an ADU shall provide at least one (1) additional off-street parking space for the ADU, above the minimum spaces required for a single-family dwelling. The additional space may include the use of covered parking, a garage, or an approved driveway. Gravel or crushed rock accessory parking areas cannot be used to meet the parking requirement. (Ord. 2021-14, 9-28-2021)

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# DRAFT ADU ORDINANCE AMENDMENTS

## OPTION B (8,000 sf minimum lot size)

### CHAPTER 19

#### ~~INTERNAL~~ ACCESSORY DWELLING UNITS

##### 11-19-1: PURPOSE AND INTENT:

The ~~internal~~ Accessory Dwelling Unit (~~I~~ADU) ordinance is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of an accessory unit in conjunction with single-family detached dwellings on individual lots. This ordinance is hereby established to promote the use of ~~ADUs~~~~accessory units~~; to provide flexibility for the changes in household size associated with life cycle; to offer financial security for home buyers; and to offer security against problems associated with frailty in old age. These provisions are also intended to provide for affordable housing with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of ~~ADUs~~~~accessory dwelling units~~. (Ord. 2021-14, 9-28-2021)

##### 11-19-2: DEFINITIONS ~~OF ACCESSORY DWELLING UNIT:~~

ACCESSORY DWELLING UNIT (ADU): A subordinate dwelling, which has its own kitchen, living/sleeping area, and full bathroom, including, sink, toilet shower/bath which ~~is~~ may be within or attached to a single-family residential building ~~-, or detached from a single-family residential building.~~

INTERNAL ACCESSORY DWELLING UNIT (IADU): ~~An accessory dwelling within or attached to a single-family residential building.~~

DETACHED ACCESSORY DWELLING UNIT (DADU): ~~An accessory dwelling that is on the same lot as a single-family building, but is a separate structure from the single-family building.~~

PRIMARY DWELLING: ~~The main or principal dwelling on a lot used to accommodate the primary use to which the premises is devoted. In the context of this chapter, the primary dwelling is a single-family residential building.~~ (Ord. 2021-14, 9-28-2021)

##### 11-19-3: OWNER OCCUPIED:



For the purpose of this section, the term “owner-occupied” shall be defined as fulltime residency within the home by the bona fide property owner(s) as shown on the Davis County tax assessment rolls. No ~~ADU~~accessory dwelling units shall be created, established, or occupied ~~in a single-family dwelling~~ unless the ~~bona fide property owner(s) as shown on the Davis County tax assessment rolls resides fulltime~~owner of the property ~~lives~~ on the property within either the ~~primary~~principal dwelling or ~~accessory dwelling unit~~ADU. (Ord. 2021-14, 9-28-2021)

#### 11-19-4: DWELLING UNIT OCCUPANCY:

The occupants of an ~~ADU~~accessory dwelling unit shall be limited ~~to a single family as defined in Section 11-3-3 of Clearfield City Code~~by one of the following family categories:

- ~~A. One person living alone; or~~
- ~~B. Two (2) related or unrelated adults and their children;~~
- ~~C. Any of the above categories plus a temporary guest. A “temporary guest” is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose. (Ord. 2021-14, 9-28-2021)~~

#### 11-19-5: ZONES AND LOT SIZE REQUIREMENTS:

An ~~ADU~~accessory dwelling which meets ordinance requirements ~~and development standards~~ may be allowed ~~in a single-family dwelling unit~~ within all single-family ~~and agricultural zones~~ on lots greater than 6,000 square feet. No accessory dwelling unit may be allowed in any multi-family dwelling or zone.

##### A. Minimum Lot Sizes

- ~~1. The minimum lot size required is 6,000 square feet for an IADU.~~
- ~~2. The minimum lot size required is 8,000 square feet for a DADU. (Ord. 2021-14, 9-28-2021)~~

#### 11-19-6: NUMBER OF ACCESSORY DWELLING UNITS:

A maximum of one ~~ADU~~accessory dwelling unit shall be allowed ~~in each owner-occupied single-family dwelling per lot~~. (Ord. 2021-14, 9-28-2021)

#### 11-19-7: ADDRESS:

The ~~primary~~principal dwelling-unit and the ~~ADU~~accessory dwelling-unit shall have the same address number but shall refer to the ~~ADU~~accessory dwelling-unit as a “Unit B.” Addresses

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must be located in a visible location on the street frontage side of the home. (Ord. 2021-14, 9-28-2021)

#### **11-19-8: SEPARATE LIVING AREAS:**

An ~~ADU~~accessory dwelling unit must provide ~~a kitchen,~~ living areas ~~for eating,~~ sleeping ~~area,~~ and ~~a~~ full bathroom, including, sink, toilet shower/bath, separate from the ~~primary/principal~~ dwelling unit. (Ord. 2021-14, 9-28-2021)

#### **11-19-9: FIRE, BUILDING, AND HEALTH CODES:**

An ~~ADU~~ shall comply with all building construction and fire codes in effect at the time the ~~ADU~~ is constructed, created or subsequently remodeled, including the obtaining of required building and other permits. (Ord. 2021-14, 9-28-2021)

#### **11-19-10: UTILITY METERS:**

A single-family dwelling with an ~~ADU~~accessory dwelling shall have only one (1) meter for each water, gas, and electricity utility service, and each meter shall be in the property owner's name. Installing separate utility meters for the ADU is prohibited. (Ord. 2021-14, 9-28-2021)

#### **11-19-11: NOT INTENDED FOR SALE:**

~~ADUs~~Accessory dwelling units shall not be sold separately nor subdivided from the primary dwelling unit or lot. (Ord. 2021-14, 9-28-2021)

#### **11-19-12: ACCESSORY DWELLING UNIT REGISTRATION / BUSINESS LICENSE:**

Any person owning an existing ~~ADU~~accessory dwelling unit that has not previously been permitted by the city, or any person constructing or causing the construction of a residence that has an ~~ADU~~accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an ~~ADU~~accessory dwelling unit, shall register the ~~ADU~~accessory dwelling unit with the Community Development Department. If the ~~ADU~~accessory dwelling unit is a rental unit a business license is also required. This shall be in addition to a building permit for the work to be performed. In order to meet the requirements of the registration, the applicant shall:

- A. Submit a fee as identified in the Consolidated Fee Schedule with a completed registration form/application including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meter.
- B. Include detailed floor plans with labels on rooms indicating uses or proposed uses.

C. Pay building permit fees, if applicable, for ~~the construction and/or remodeling of an existing dwelling~~, in accordance with the established fees and charges.

D. Make all corrections identified as necessary to comply with building code requirements, as identified by the chief building official or ~~his~~ designee and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters.

~~E. Failure To Complete and Obtain a Land Use Permit: If the property owner does not obtain a land use permit as outlined this chapter, the IADU shall not be considered legal or approved. Failure to obtain a land use permit for an existing dwelling unit within two (2) years of this section may result in a citation for a code violation as governed by Title 1-16: "Code Enforcement," of this Code.~~

~~FE.~~ Failure to complete registration of ~~IADU~~: If the property owner does not complete the registration as outlined above, the ~~ADUaccessory dwelling unit~~ shall not be considered legal or approved. Failure to complete the registration of an existing ~~ADUaccessory dwelling unit~~ may result in a fine, which may result in a lien on the property. After the fine is assessed, the building official or ~~his~~ designee shall determine an appropriate deadline for compliance. An additional fine may be assessed for each deadline that is not met. (Ord. 2021-14, 9-28-2021)

#### **11-19-13: HOME OCCUPATION BUSINESSES:**

Home occupation businesses which may be approved in an ~~ADUaccessory dwelling unit~~ shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an ~~ADUaccessory dwelling unit~~ without the express written permission of the property owner, and approval from the City Business license official. (Ord. 2021-14, 9-28-2021)

#### **11-19-14: DEVELOPMENT STANDARDS:**

##### Internal Accessory Dwelling Units (IADU's):

~~A. Size: The total area of the IADU shall be fifty percent (50%) or less of the total square footage of the primary residence and be located within the footprint of the home:~~

~~BA.~~ Appearance: The architectural design, color pallet, and materials for an IADU shall be similar to the primary dwelling unit. The use of portable storage containers in the creation or construction of IADU's is prohibited.

~~CB.~~ Location: IADUs shall meet the same setbacks as required for the primary residence in the zone.

~~—1. IADUs and the primary dwelling must be on the same parcel and may not be subdivided.~~

~~1.2. IADUs~~Accessory dwelling units may be allowed as long as the zoning requirements for properties in a single-family neighborhood are met. The IADU shall not be within the building front, rear, or side yard setbacks for the zoning district in which the dwelling lot is located. In addition, the following standards apply:

~~2.3. IADUs~~Attached accessory dwelling units are allowed:

- a. Over an attached garage, provided the accessory unit does not otherwise disrupt required covered parking.
- b. Inside the primary residential dwelling through an internal conversion of the housing unit as an addition or in the basement.
- c. By an addition to the house, containing an internal connection between dwelling units provided that the addition will not alter the single-family character of the building.

~~DC.~~ Building Entrances: An ~~IDAU~~accessory dwelling unit shall have a separate entrance located on any side or rear of the single-family home or at the front of the home if it is below grade and maintains the characteristics of a single-family home. The purpose of this requirement is to preserve the single-family residential appearance of the building.

~~E. Parking: A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off-street parking space for the IADU. In no case shall the number of off-street parking spaces be less than the number of vehicles being maintained on the premises. This shall include covered parking, garages and tandem parking in driveways. Tandem parking within a driveway is allowed to meet the parking requirement. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway. At a minimum, all parking areas and driveways shall be paved with concrete, asphalt, masonry, or concrete pavers. Permitted accessory parking standards must meet minimum parking requirements. No accessory dwelling may be allowed on any lot that cannot satisfy the parking requirements. (Ord. 2021-14, 9-28-2021)~~

#### Detached Accessory Dwelling Units (DADU's):

A. Appearance: The architectural design, color pallet, and materials for a DADU shall be similar to the primary dwelling unit. The use of portable storage containers in the creation or construction of DADU's is prohibited.

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1. Building footprint not to exceed 50% of the footprint of the primary dwelling
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approved driveway. Gravel or crushed rock accessory parking areas cannot be used to meet the parking requirement. (Ord. 2021-14, 9-28-2021)

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