

Clearfield General Plan: Water Use & Preservation Element

CITY COUNCIL WORK SESSION

NOVEMBER 18, 2025



Chapter 1: Introduction

What & Why
Utah State Code Requirements
Using the Element
Key Terms



Chapter 2: Context

Local Context / Timeline
Water Profile
Regional Context



Chapter 3: Vision

Vision Alignment
Planning for the Future
Success Stories



Chapter 4: Policy Guide

Overall Goal & Objectives
Policies & Strategies
Implementation Framework

Water Use & Preservation: Element Outline

1: Introduction

ABOUT THE ELEMENT

Utah State Code

Municipalities of the fourth class or larger are required to integrate a water element into their general plan under Utah Code 10-9a-403. Elements must address:



The effect of permitted development or patterns of development on water demand and water infrastructure.



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.



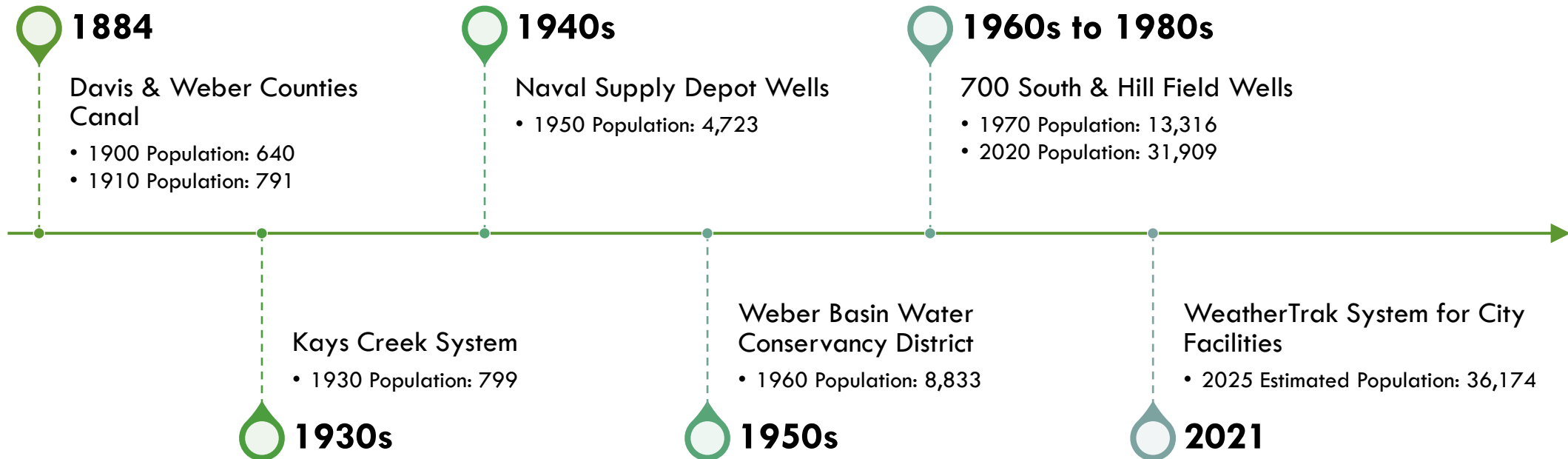
Modifications that can be made to a **local government's operations** to reduce and eliminate wasteful water practices.

2: Context

LOCAL AND REGIONAL

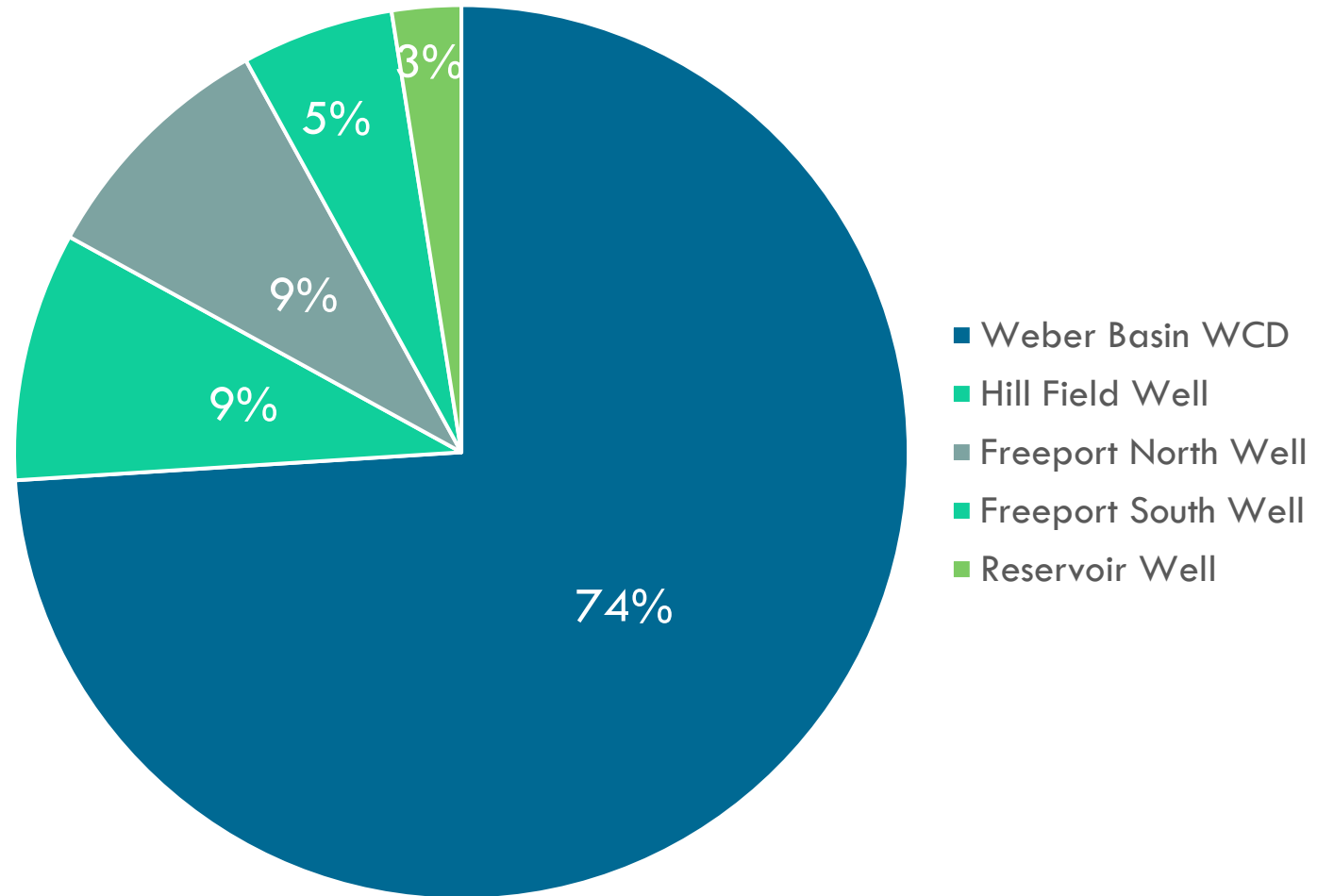
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Growth, Evolution, & Water Sources



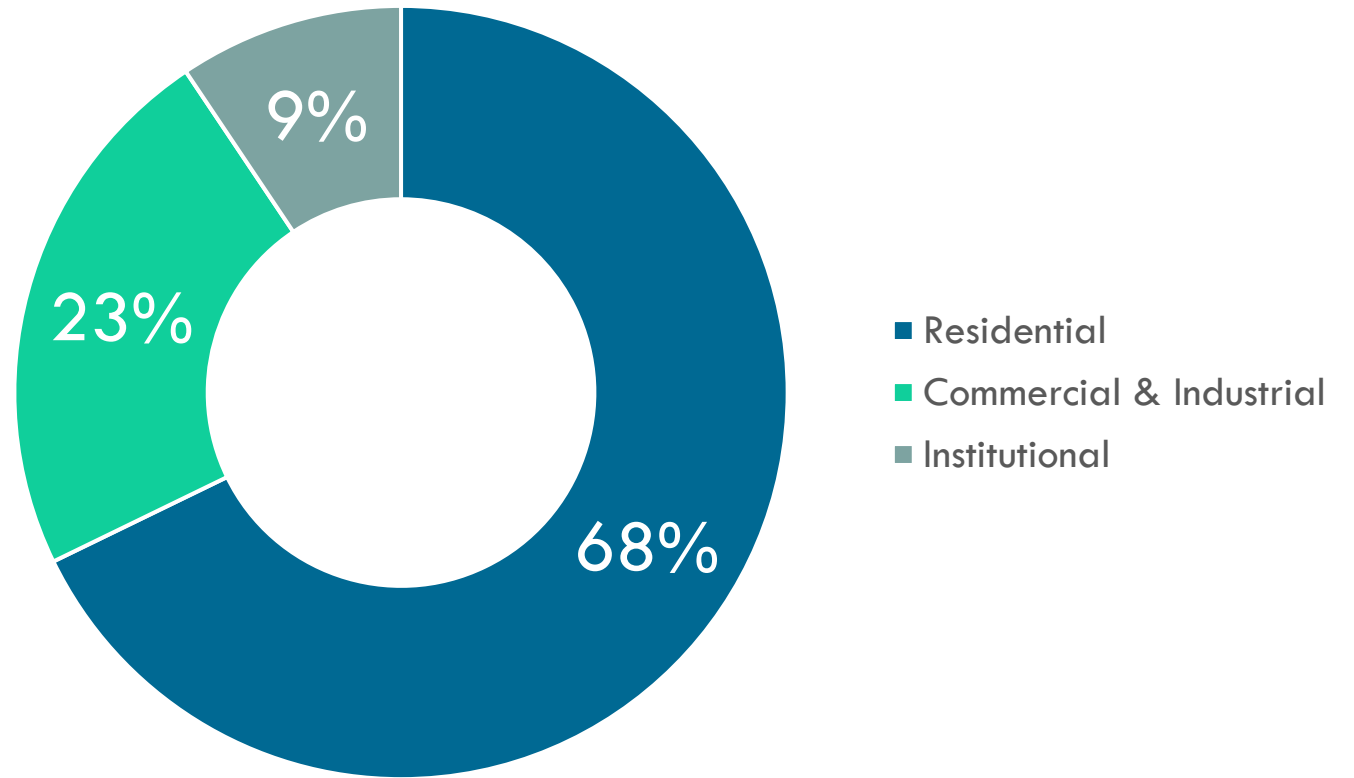
Water Profile: Water Sources

Water Sources and Average Annual Water Use



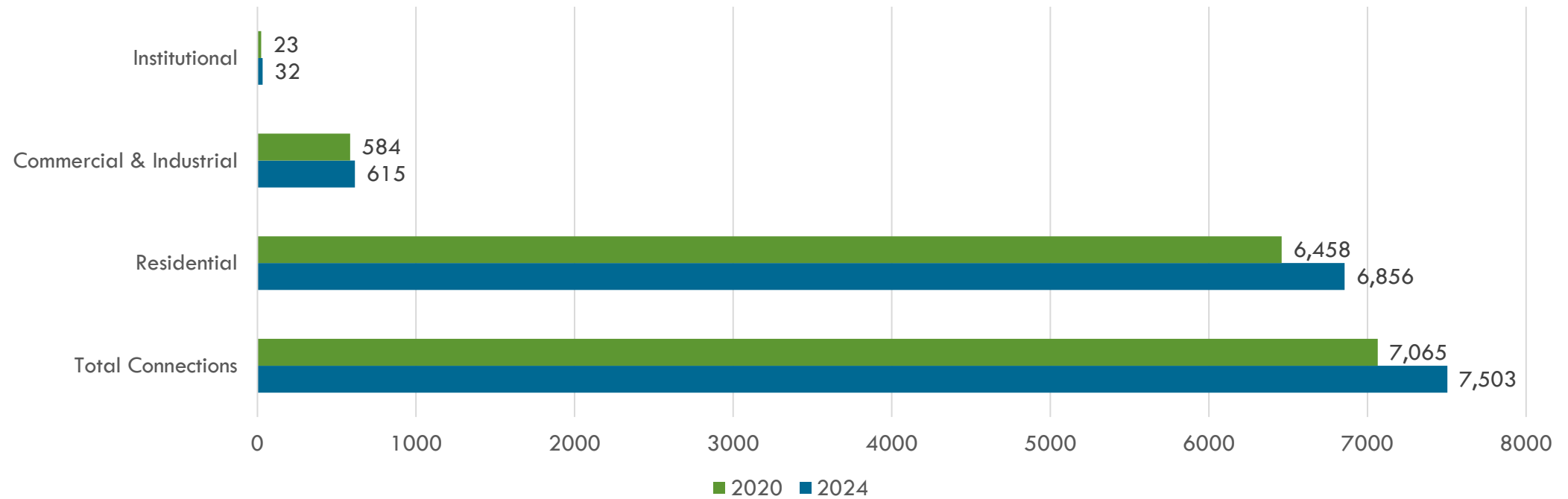
Water Profile: Connection Types

Water Use by Connection Types (2024)

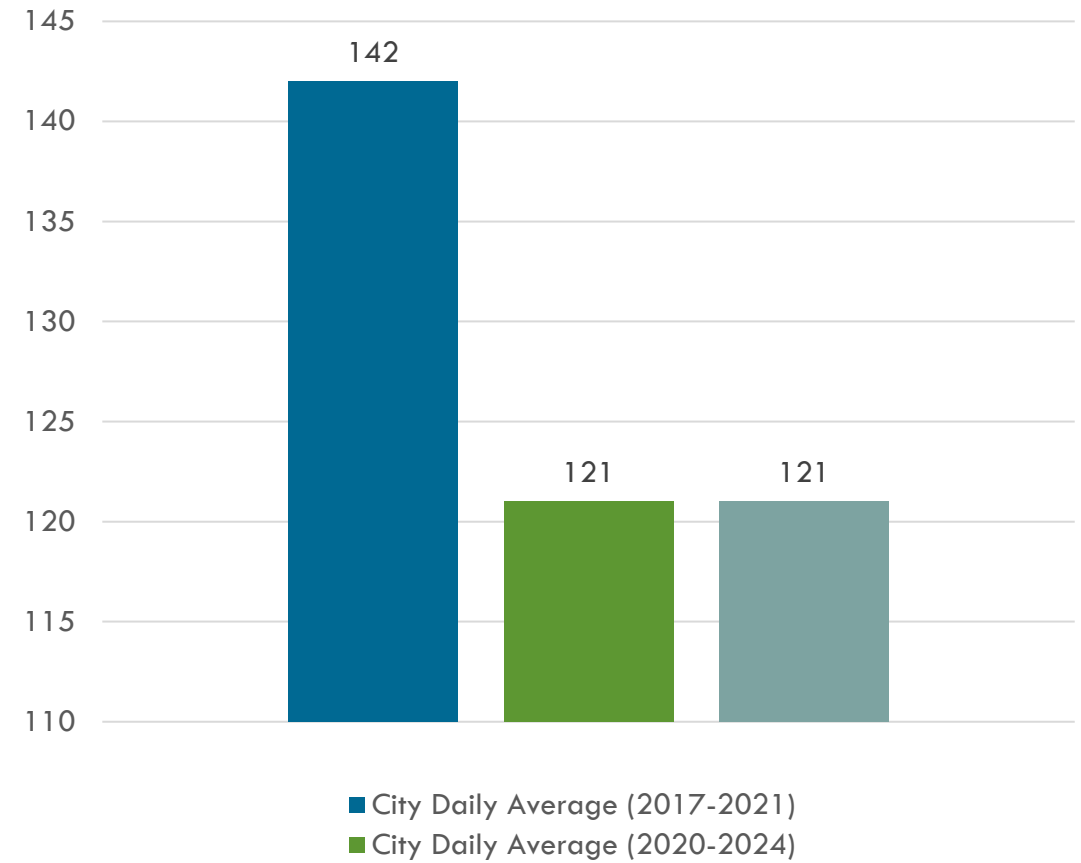
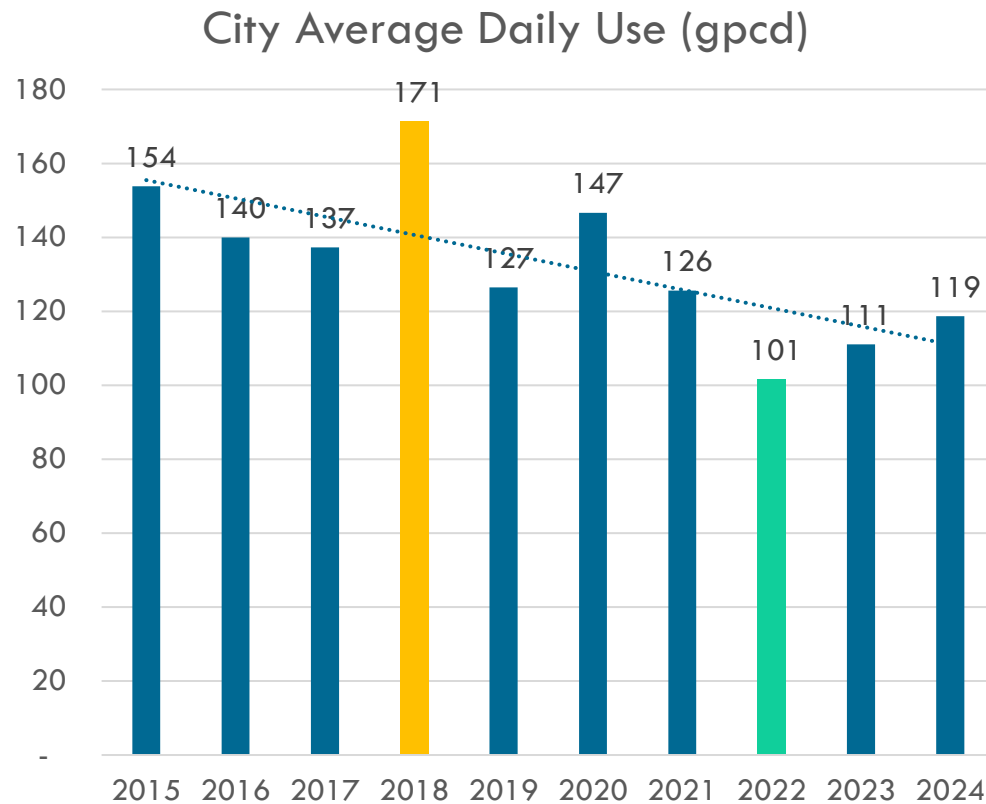


Water Profile

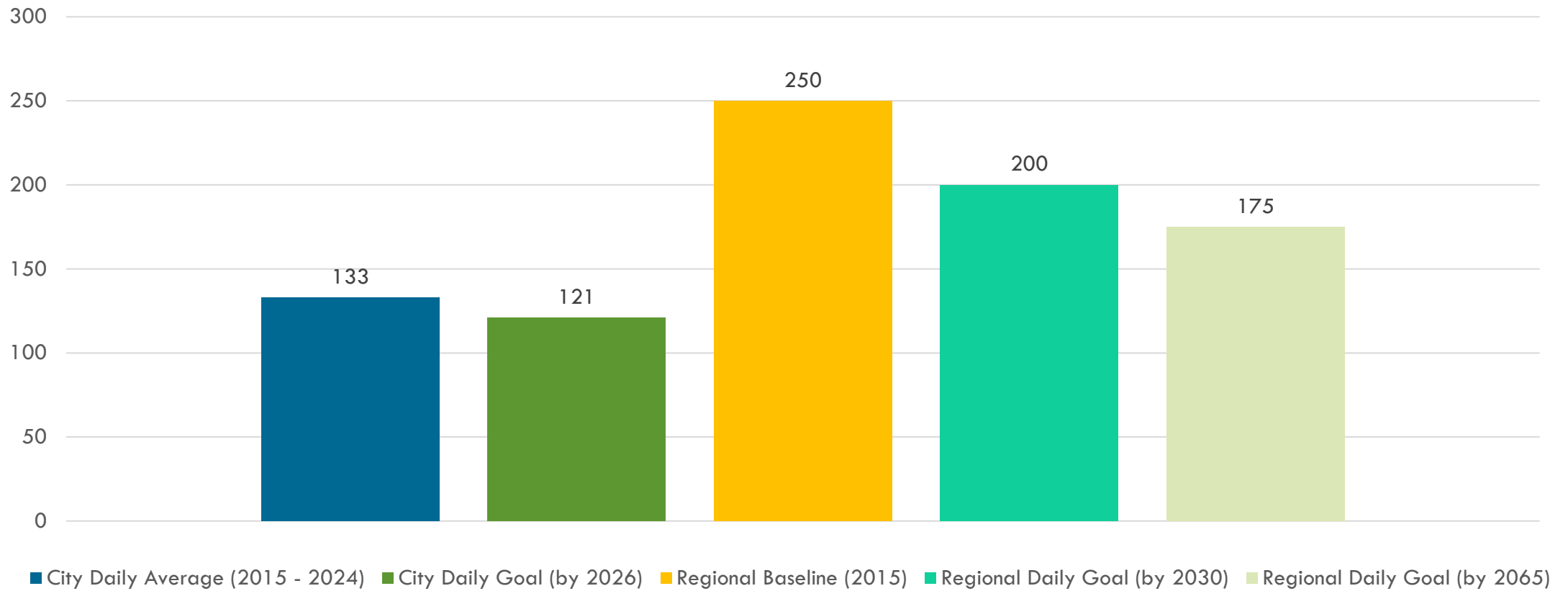
Water Connections by Type (2020 / 2024)



Average Daily Use Trends & City Goal



Average Daily Use & City/ Regional Goals



3: Vision

PLANNING FOR THE FUTURE / VISION ALIGNMENT

General Plan Vision Alignment

High Quality of Life

Efficient Use of Land & Infrastructure

Four Vision Initiatives



1. Focused,
Centered, &
Balanced Growth



2. Connected
Community

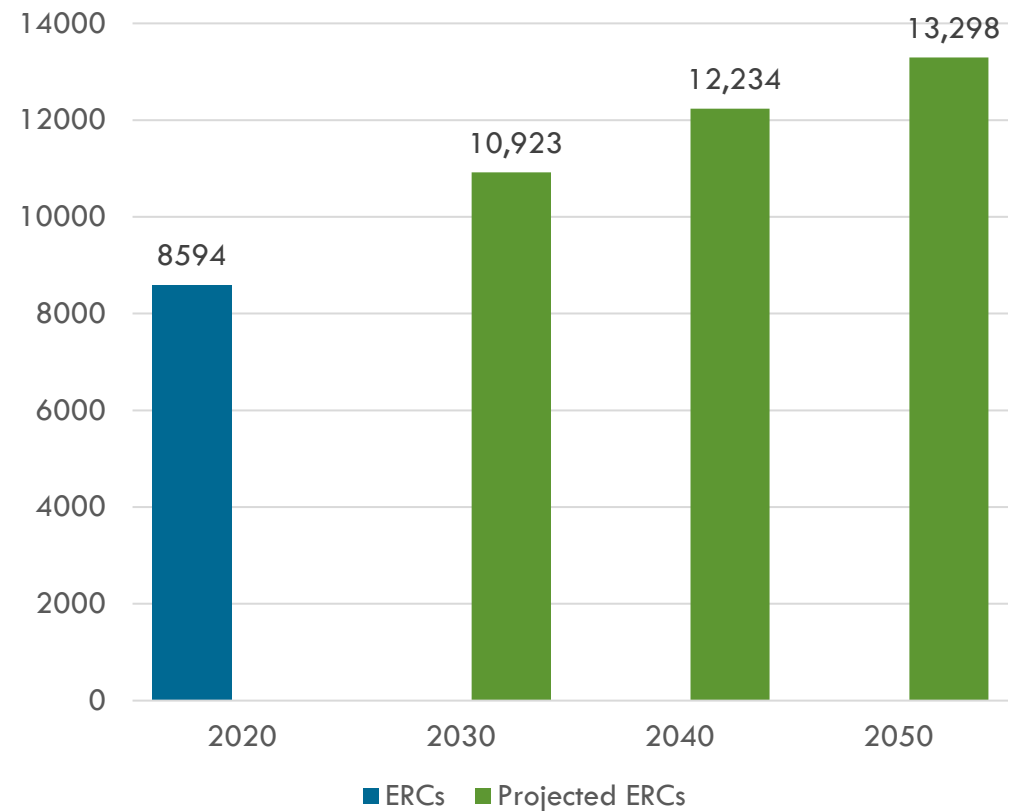
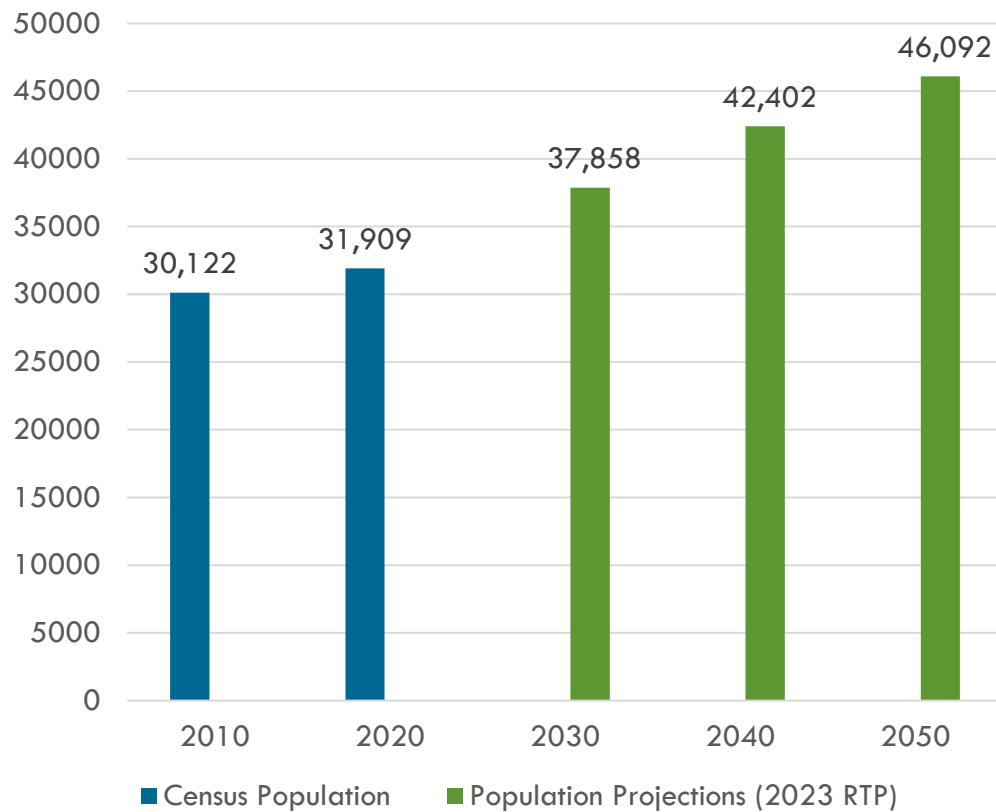


3. Community Wellbeing
and Quality of Life

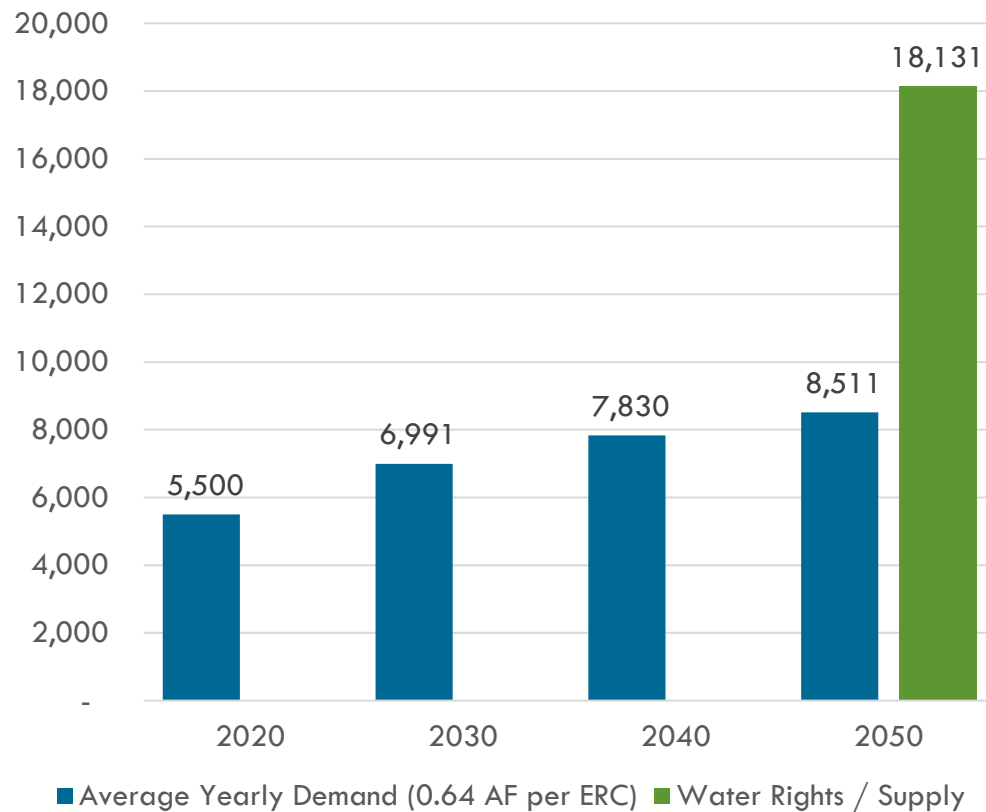


4. Resilient City

Growth Projections: Population / Equivalent Residential Connections (ERCs)



Future Water Needs & Water Rights / Supply



Population and ERC projections

Requirements for Average Yearly Demand

Water Rights & Water Supply Capacity

(City Wells; Contract with Weber Basin WCD)

Success Stories: Water Conservation in Clearfield

City Practices

- WeatherTrak irrigation system
- Tiered water rate structure
- Scheduled watering; drought practices
- Infrastructure upgrades

Community Efforts / Incentives

- Flip Your Strip (*41 applicants; >19K sq. ft.*)
- Landscape Lawn Exchange (*20 applicants; >42K sq. ft.*)
- Fixture Replacement (*18*)
- Smart Irrigation Controllers (*252*)
- Waterwise landscaping

Education / Regulations

- Newsletter features
- Water efficient landscape ordinance updates
 - Max % of turf/lawn
 - Park strip standards
- Water rates / conservation rates

4: Policy Guide

WHAT WE WANT TO ACHIEVE – OVERALL GOAL & OBJECTIVES

MAKING IT HAPPEN – POLICIES & STRATEGIES



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.



Creating Downtown Clearfield (2016)



Stormwater Management Plan (2016)



Downtown Form-Based Code (2018/2020)



Clearfield Connected Plan (2019)



Water Conservation Plan (2021)



Landscape Ordinance Updates (2022)



Station Area Plan (2024)



General Plan Update (2025)

Relevant / Related Plans and Policies



Promote And Support Development Patterns With Lower Water Usage Habits And Where Infrastructure Already Exists.



Collaborate With Regional Partners To Protect The Health Of The Great Salt Lake, The Wasatch Mountain Watersheds, Waterways, And Other Water Sources.



Foster The Use Of Water Efficient Building Standards, Plumbing Fixtures, And Site Development Techniques.



Uphold Water-efficient Landscaping Techniques And Maintenance Practices Appropriate To Our Climate.



Promote Water Conservation While Still Maintaining Community Aesthetics And Character.



Aspire To Improve The Level Of Public Awareness Regarding Water Conservation Through Positive Messaging And Engaging The Community In Key Water Challenges.



Ensure Water Resources Are Used Responsibly And Efficiently At City Facilities.



Lead By Example Through The Pursuit Of Funding And Outside Resources To Support Innovative Methods And Pilot Demonstration Projects.

Eight Objectives

Policies & Strategies

1. Key Topics

2. Categories

- Existing Development
- Future Development
- Waterwise City

3. Implementation

- Ongoing Efforts
- Short Term (1 to 5 Years)
- Long Term (5 to 10+ Years)



Education & Incentives



Regulations /
Standards



Measurement /
Monitoring



Innovation / Lead
by Example /
Collaboration



Infrastructure
Investments

Updates to PC Recommended Draft



Minor corrections/edits of typos



Addition of charts/graphs for key data points in Chapter 2 (Context) and Chapter 3 (Vision)



Clarifications in 3.2 – Planning for the Future (data sources/methods; extend projections to 2050)



Numbering/Labeling of Policies and Strategies for consistency with other General Plan elements (e.g., WU-1; WU-2; etc.) – Chapter 4 (Policy Guide)

Ongoing

WU-1: Continue to use city communications and community education programs to encourage water-wise practices and collaborate with regional partners to host events in Clearfield.

WU-10: 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.

WU-15: Continue to explore funding through grants and other programs to supplement rebates, support innovative efforts, and conduct pilot projects.

WU-17: Prioritize the maintenance, watering, and planting of street trees to retain community character and help mitigate urban heat island impacts.

WU-19: Continue to support the meter and water pipeline replacement program to keep the City's water infrastructure in good condition and minimize system inefficiencies.

Short Term (1 to 5 years)

WU-2: 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.

WU-3: 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.

WU-7: Maintain minimum requirements for living plant cover and trees to support groundwater recharge, help mitigate urban heat island impacts, and minimize soil erosion.

WU-9: Consider establishing a water conservation dashboard to communicate the effectiveness of various strategies and policies implemented by Clearfield.

WU-13: 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.

WU-18: Communicate the success of water conservation at city-owned/managed facilities and places.

Long Term (5 to 10 years)

WU-4: Consider establishing volunteer Water Conservation Ambassadors as a community-led effort to help educate residents and businesses regarding water-efficient landscapes and irrigation practices.

WU-5: 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.

WU-6: Continue to evaluate and update, as relevant, zoning regulations and development standards that reduce outdoor water use and stormwater runoff.

WU-8: 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.

WU-11: Consider establishing drought metering rates to use during times of extreme drought.

WU-12: Pilot an indoor/outdoor meter program and consider requiring outdoor meters for all new development and major remodels.

WU-14: Coordinate with Davis County Health on graywater/water recycling systems and consider a pilot demonstration project at a city facility.

WU-16: Encourage rainwater harvesting and consider a pilot demonstration project at a city facility. Coordinate with the city's stormwater management efforts.

WU-20: Evaluate the potential for secondary water connections or graywater systems at city-owned/managed facilities.



Questions & Discussion
