



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
July 14, 2026 - WORK MEETING

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

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK MEETING

Report from the Utah Telecommunication Open Infrastructure Agency (“UTOPIA”)

Fourth of July Debrief

Discussion Regarding the Proposed Budget for the Civic & Town Center Vision and Implementation Plan

Discussion on a Potential Temporary Land Use Regulation for the UC Zone

Department Updates

****ADJOURN THE CITY COUNCIL WORK MEETING****

Posted July 8, 2026.

/s/Chersty Titensor, Deputy City Recorder

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

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website – ClearfieldCityUT.gov, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy R. Dean at Clearfield City, nancy.dean@clearfieldcityut.gov & 801-525-2714

TO: Mayor Shepherd and City Council Members

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: July 14, 2026

SUBJECT: FY27 Budget for Civic & Town Center Vision And Implementation Plan

RECOMMENDED ACTION

Discussion regarding the proposed budget the Civic & Town Center Vision And Implementation Plan.

DESCRIPTION / BACKGROUND

Staff and council have been discussing use of funds for economic development efforts for several months. The CDRA has requirements to deploy funds into the community or return them to the taxing entities. Funds can be used for investment, incentives or analysis that is seen as necessary. Staff has budgeted \$45K for an update to the City Economic study that was completed in 2015-16. These have not been expended, and instead are proposed to be reallocated for the proposed Civic and Town Center Plan

With the budgeted amount of \$45K for the update to the study, staff is requesting \$50K for an overall budget of \$95K. This project's purpose is to evaluate current conditions and consider all the planning work to date. From there the consultant will help to create a implementable, cohesive plan to guide private development, and assist in the creation of civic spaces in this area.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

This will provide funding for a small area planning document to help guide development of the area around and to the south of City hall. The southern edge of the project would be 200 South.

FISCAL IMPACT

The overall increase to the GF would be \$50K.

SCHEDULE / TIME CONSTRAINTS

Staff is hoping to get this amount included in the final budget for FY27.

TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: July 14, 2026

SUBJECT: Discussion on a potential Temporary Land Use Regulation for the UC Zone.

RECOMMENDED ACTION

Discuss alternatives and provide direction to Staff.

DESCRIPTION / BACKGROUND

Temporary Land Use Regulation

Pursuant to Utah Code Section 10-20-504, a temporary land use regulation may be enacted to prohibit or regulate development and construction activities within all, or a portion of the City. The regulation can only remain in effect for a limited time period, not to exceed 180 days.

The basis for enacting a temporary land use regulation must stem from one of the following circumstances:

- The legislative body makes a finding of compelling, countervailing public interest
- The area is unregulated

Civic & Town Center Planning

City Staff recently issued a request for proposal (RFP) from qualified consultants to work with the City, stakeholders, property owners, and the public to create a Civic & Town Center Vision and Implementation Plan focused on the area surrounding City Hall, including the adjacent Clearfield Town Square property.

The goal is to create a plan that emphasizes civic open space, recreation-based placemaking, community programming, and implementation strategies that will transform the area into a destination for residents and visitors while supporting surrounding commercial and civic development. Clearfield Town Square is specifically identified in the planning effort as a 10-acre redevelopment opportunity and potential catalyst for advancing the vision.

While the City will be reviewing proposals in the coming weeks, consultant selection and contract finalization are not anticipated until August or September of this year. Because the planning effort is



intended to establish a long-term vision, identify redevelopment opportunities, and recommend land use regulation updates, the planning process is expected to inform whether changes to existing zoning or development regulations are appropriate within the Civic & Town Center area.

Potential Temporary Land Use Regulation for the UC Zone

In light of the upcoming planning efforts for a Civic & Town Center Plan, the City may evaluate whether a temporary land use regulation is the appropriate tool to suspend certain development activities within the planning area while the Civic & Town Center Plan is being prepared or after it is adopted. A temporary land use regulation is a legislative decision that does not require a Planning Commission recommendation, and can be enacted relatively quickly.

Public Notice

Neither a public hearing nor public comment is required. Notice of the meeting is required through the published agenda in accordance with the Utah Open and Public Meetings Act.

Planning Staff Analysis

Unlike a permanent zoning amendment, a temporary land use regulation may only be adopted upon the legislative body's finding that a compelling, countervailing public interest exists (unless the area is unregulated). As a result, adoption of a temporary land use regulation requires specific legislative findings supporting that determination. Because specific legislative findings are required, Planning Staff believes that completion and adoption of the Civic & Town Center Plan would provide a more developed planning record from which the City could evaluate whether a temporary land use regulation is warranted and, if so, prepare findings supporting its adoption.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

A temporary land use regulation may be a tool to suspend development as the City makes updates to zoning regulations in support of Civic & Town Center planning efforts.

HEDGEHOG SCORE

Not considered

FISCAL IMPACT

None or minimal impact anticipated.

ALTERNATIVES

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1. **Initiate consideration of a temporary land use regulation following adoption of the Civic & Town Center Vision and Implementation Plan.** This alternative would allow the completed planning process and adopted plan to inform any legislative findings and the geographic scope of a temporary land use regulation, if the Council determines one is warranted.
 2. **Initiate consideration of a temporary land use regulation after execution of a consultant contract for the Civic & Town Center Vision and Implementation Plan.** This alternative would allow the planning process to begin while providing the Council an opportunity to consider whether a temporary land use regulation is appropriate during preparation of the plan.
 3. **Direct staff to prepare a temporary land use regulation for Council consideration prior to execution of a consultant contract.** This alternative would allow the Council to consider immediate implementation of a temporary land use regulation based on the legislative findings required by Utah Code Section 10-20-504.

Planning Staff Recommendation: Alternative 1.

SCHEDULE / TIME CONSTRAINTS

The Council's direction regarding a temporary land use regulation will influence the timing of any subsequent implementation activities.

LIST OF ATTACHMENTS

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