



Potential Temporary Land Use Regulation for the U-C Zone

City Council Discussion

Background

- *Utah State Code 10-20-504*
 - *TLUR to prohibit or regulate development and construction activities*
 - *Not to exceed 180 days*
 - *Finding of compelling, countervailing public interest or the area is unregulated*
- *Public Notice*
 - *Neither a public hearing nor public comment required*
 - *PC recommendation not required*
 - *Can be enacted relatively quickly*

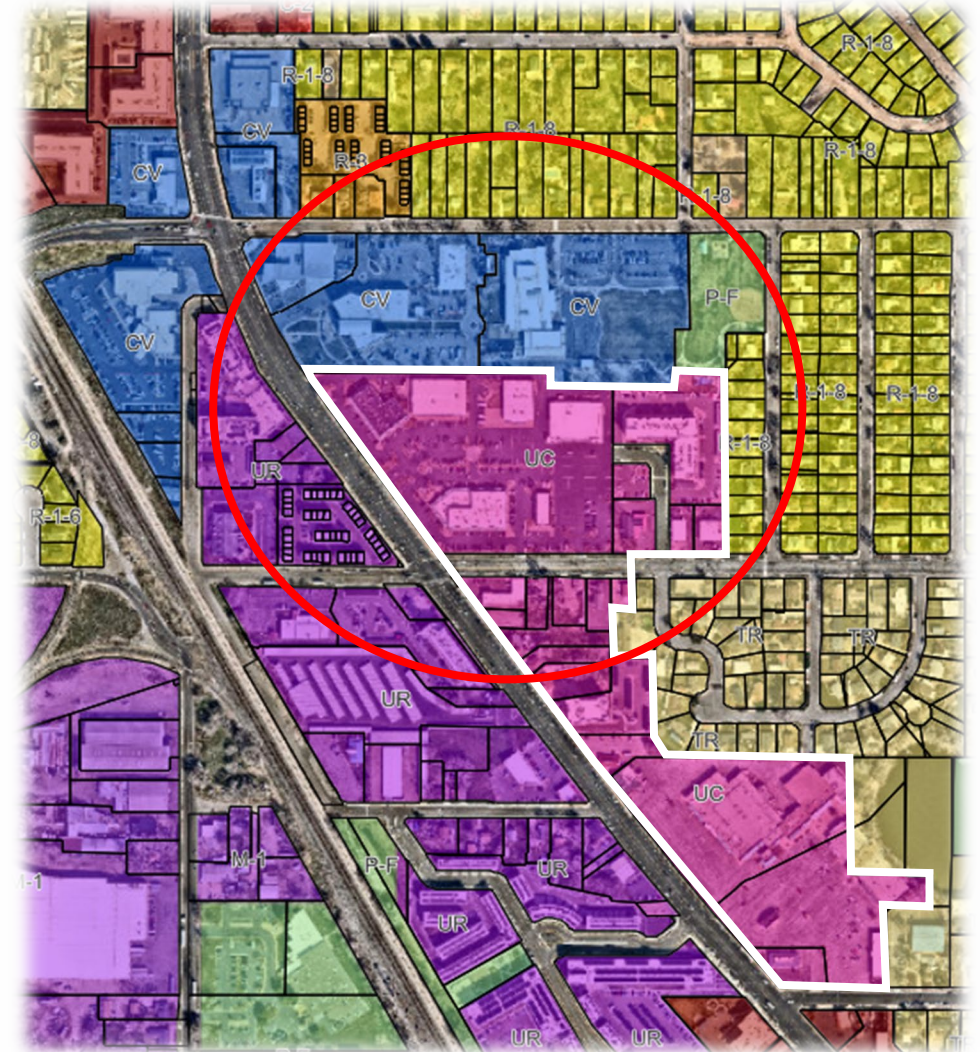
Civic & Town Center Plan

- *RFP issued*
 - *Plan intended to establish long-term vision and recommend land use regulation updates*
- *Clearfield Town Square*
 - *Specifically identified in planning effort as a 10-acre redevelopment opportunity and potential catalyst for advancing the plan*
 - *Contractor selection/contract anticipated August or September*



Potential TLUR for UC Zone

- *Civic & Town Center Plan*
 - *TLUR potential tool to suspend certain development while plan is being prepared or after it is adopted*
- *Planning Staff Analysis*
 - *Legislative findings are required to support compelling public interest*
 - *Completion and adoption of the plan would provide a developed planning record to support findings*



City Council Alternatives

- *1. Initiate consideration of a temporary land use regulation following adoption of Civic & Town Center Vision & Implementation Plan*
- *2. Initiate consideration of a temporary land use regulation after execution of a consultant contract for the Civic & Town Center Vision & Implementation Plan*
- *3. Direct Staff to prepare a temporary land use regulation for Council consideration prior to execution of a consultant contract.*