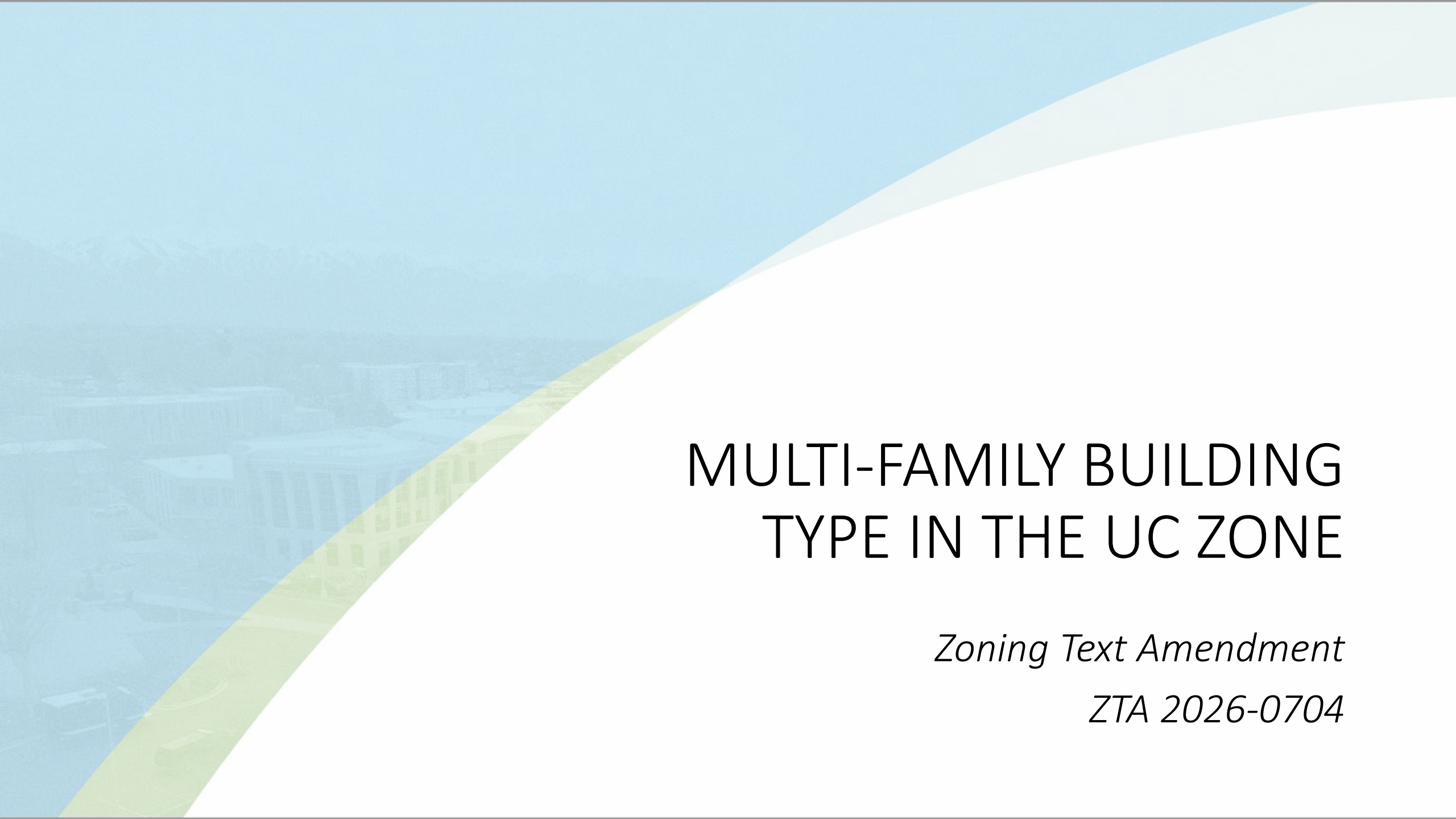




MULTI-FAMILY BUILDING TYPE IN THE UC ZONE

Zoning Text Amendment

ZTA 2026-0704

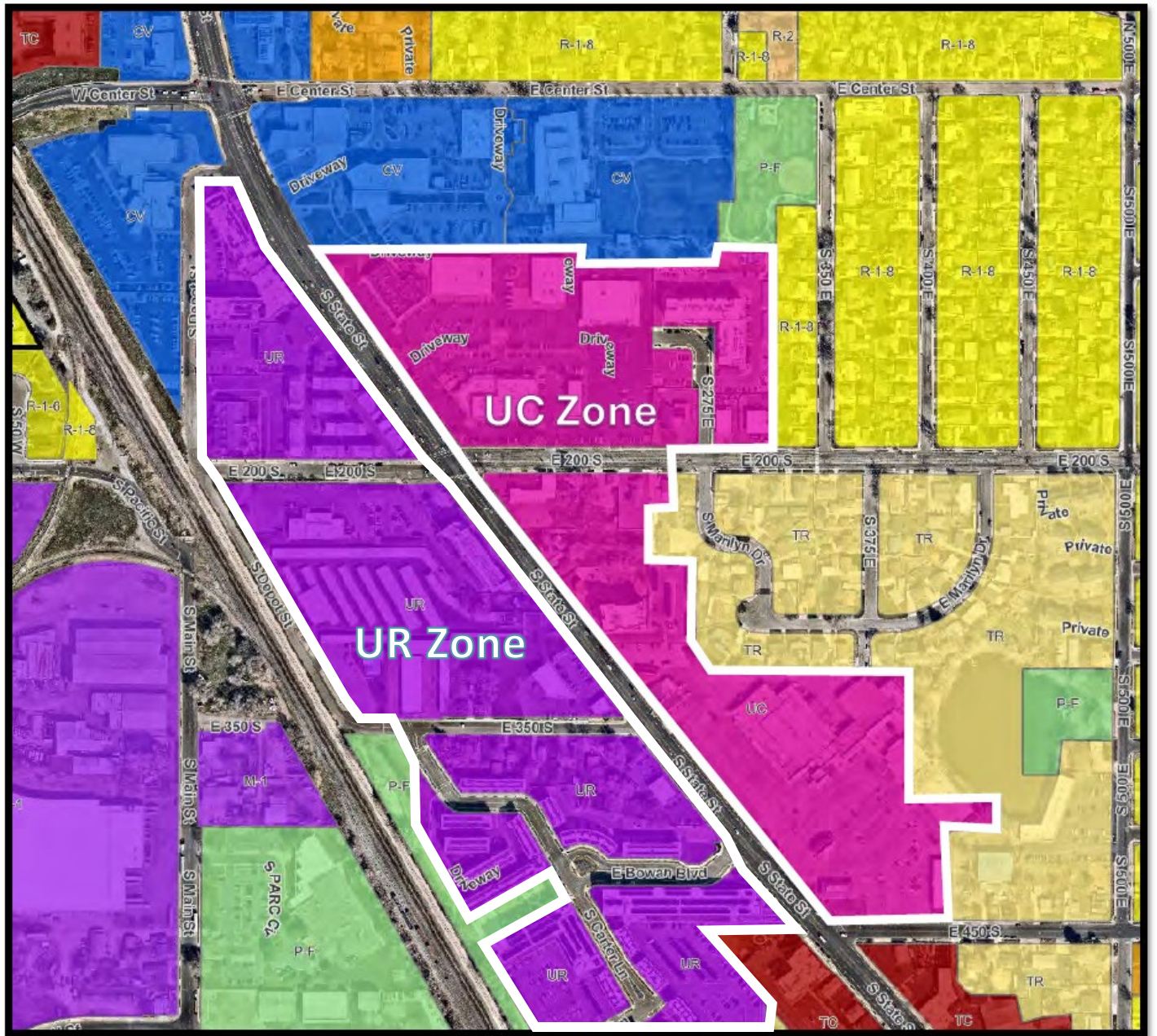
Background

- *Work Session Discussion*
 - *Civic & Town Center Plan*
 - *Potential TLUR (Temporary Land Use Regulation)*
- *Proposed Amendment*
 - *Remove Multi-Family Building Type as a permitted building type on secondary streets in the UC Zone*
 - *Intended to preserve opportunities for commercial and mixed-use redevelopment*
- *Sections Amended*
 - *2.8 (UC Zone Description), 3.4 (Development Standards), Table 6.2 (1) “Permitted Building Types by Districts”, and Table 6.5 (1) “Multi-Family Building Type”*

General Plan Analysis

- *Objective*
 - *Continue efforts to transform Downtown Clearfield into a vibrant center of activity and gathering spaces*
- *Proposed Amendment*
 - *Policy choice regarding the desired balance of residential and non-residential development in Downtown Clearfield (UC Zone)*
 - *Multi-family can contribute to downtown activity by increasing residents and supporting nearby businesses*
 - *Amendment prioritizes mixed-use buildings that may more directly contribute to active storefronts and gathering spaces at pedestrian-oriented destinations*
 - *Residential apartments would still be permitted on upper stories*
 - *Multi-Family Building Type still permitted on secondary streets in UR Zone*

UC Zone



FBC Street Hierarchy



Public Comment

- *One resident comment in Planning Commission Public Hearing*
- *One resident submitted written comment prior to City Council Public Hearing*
 - *Concern that successful mixed-use retail requires a critical mass of nearby residents, and the amendment can work against achieving that critical mass*
 - *Asks Council to either reject the amendment to continue allowing the multifamily building type on secondary streets, or require mixed-use buildings in the UC zone to be at least five stories to generate a substantially larger residential population to support commercial in the UC Zone*

Planning Commission Recommendation

- *On August 5, 2026, the Planning Commission forwarded a recommendation of approval of the amendment request*

City Council Alternatives

- ***Approve** the zoning text amendment request to the Downtown Form Based Code removing Multi-Family Residential as a permitted building type on Secondary Streets in the UC Zone*
- ***Deny** the zoning text amendment request to the Downtown Form Based Code removing Multi-Family Residential as a permitted building type on Secondary Streets in the UC Zone*
- ***Table** the zoning text amendment request to a specific meeting date and request additional information to consider the request*