



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 08, 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

Update from Animal Care of Davis County – Director, Michelle Hicks

Discussion of a Proposed Temporary Land Use Regulation - Data Centers

Discussion of a Proposed City-initiated Zoning Text Amendment to Remove Trailer Sales as a Permitted Use in the T-C Zone (Town Mixed Commerce) and Establish Trailer Sales as a Conditional Use in the M-1 Zone (Manufacturing)

Discussion of a City-initiated Zoning Text Amendment to Title 11 of the Clearfield City Code for Residential Design and Parking Amendments

Discussion of a Zoning Map Amendment Request to Rezone Approximately 2.6 acres of the Property Located at 1000 East Antelope Drive From M-1 (Manufacturing) to C-2 (Commercial), and Approximately 5 acres of the Property to R-3 (Residential)

Department Updates

(Any item not fully addressed prior to the Policy Meeting will be addressed in a Work Meeting immediately following the Policy Meeting)

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

Posted September 3, 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



2024 is an exciting year for Animal Care!

Animal Care of Davis County is committed to promoting responsible pet ownership and compassionate animal care by fulfilling three goals: To serve and educate our community, to find homes for our homeless pets, and to support public safety

THE SUBSTANTIAL NEED FOR A NEW SHELTER

To ensure that ACDC can continue to provide our much needed services to the community, the time has come to build a new animal shelter. The current shelter is composed of the original building, which was built over thirty years ago and multiple dated additions. With a bit of ingenuity and a ton of passion, we made this unique setup work for many years, but it can no longer provide healthy living conditions or space for the proper housing and socialization of the animals awaiting adoption.

Our Next Steps



A Tax Increase

ACDC has been operating on the same budget for several years. We can no longer sustain operating expenses with our current funding.



Continued Planning

We have completed a feasibility study and strategic plan. We currently have RFP's developed that will be posted soon for architecture and construction.



Breaking Ground

ACDC is planning to break ground on the new animal shelter later this year. This project is being funded by savings from Davis County.

2023 in Review

Animal Intakes

- 4,206 animals entered the shelter
- 1,706 dogs entered the shelter (an increase of over 750 from the previous year)
- 2,297 cats entered the shelter

Animal Outcomes

- 964 animals reunited with their families
- 1,808 animals adopted into loving homes
- 230 animals transferred to partner shelters and rescues.
- Our live release rate was 94% overall

Animal Control Services

- Our officers responded to 9,417 calls
- Investigations of bites, cruelty and neglect cases made up 3,295 of these calls.
- Stray animals made up 2,086 of these calls.
- Nuisance calls for barking, leash laws and community cats made up 2,403 of these calls.



TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: September 8, 2026

SUBJECT: Temporary Land Use Regulation - Data Centers

RECOMMENDED ACTION

Staff recommends that the City Council adopt the proposed ordinance establishing a temporary land use regulation for data center uses within Clearfield City.

DESCRIPTION / BACKGROUND

Data centers are an evolving land use involving facilities designed primarily to house and operate computer servers, data-processing equipment, and related infrastructure. While data-processing equipment may be incorporated into a variety of existing land uses, a facility whose primary purpose is the operation of data-processing infrastructure can have physical and operational characteristics that differ substantially from many of the uses currently identified in the Clearfield City Code.

The Clearfield City Code does not currently establish a definition or zoning classification for a "data center." As a result, the City has not adopted land use standards specifically addressing characteristics that may be associated with larger or more resource-intensive data center facilities, including electrical demand, water consumption and cooling systems, wastewater, backup power generation, noise, fire protection, emergency response, utility infrastructure, and other potential impacts.

The City Council is therefore considering a temporary land use regulation to provide a limited period for the City to evaluate data centers and determine whether amendments to the City's permanent land use regulations are appropriate.

Proposed Temporary Land Use Regulation

The proposed ordinance would establish a temporary land use regulation applicable throughout Clearfield City for a period not exceeding 180 days. During the effective period, the ordinance would temporarily restrict development activity undertaken for the purpose of establishing a new data center, including construction of a new building or structure, reconstruction or alteration of an existing building or structure for the purpose of establishing a data center, physical expansion of an existing data center, and subdivision activity associated with establishing or expanding a data center.



The proposed ordinance would also establish a temporary definition of "data center" for purposes of administering the regulation. The definition is intended to distinguish a facility whose primary use is data processing, storage, management, or hosting from ordinary businesses or institutions that merely utilize computer servers or information technology as an accessory component of their principal use.

Importantly, the proposed temporary regulation would not constitute a determination that data centers are prohibited uses or inherently incompatible with any particular zoning district. Rather, the purpose of the temporary regulation is to provide the City with a limited period to study the land use and infrastructure characteristics of data centers before establishing permanent regulations.

Basis for Temporary Regulation

Utah Code § 10-20-504 authorizes a municipal legislative body to enact a temporary land use regulation without prior consideration or recommendation from the Planning Commission upon a finding of a compelling, countervailing public interest. The proposed ordinance identifies the City's interest in maintaining its ability to adequately plan for and evaluate potentially significant infrastructure, public safety, resource, and land use impacts associated with data centers while appropriate permanent regulations are considered.

The temporary regulation is intended to preserve the City's ability to evaluate these issues before development or infrastructure commitments occur that may be difficult to address after construction or operation has commenced. The regulation is limited in scope and duration and is intended to provide time for the City to conduct the necessary evaluation and consider permanent land use regulations.

Study & Permanent Regulations

During the temporary period, staff would evaluate appropriate permanent regulations for data centers. The study would consider, among other matters, whether data centers should be treated as a distinct land use; whether different categories should be established based on factors such as facility size, electrical demand, water consumption, cooling technology, or other operational characteristics; and which zoning districts may be appropriate for data center land use.

Staff would also evaluate potential development standards addressing matters such as utility and infrastructure capacity, water and wastewater impacts, noise, backup power generation and fuel storage, battery storage, fire protection and emergency response, site design, buffering, traffic, and coordination with utility providers and other affected agencies.

The City may also evaluate recent changes in Utah law concerning data centers and determine how



those requirements should be incorporated into or coordinated with the City's land use regulations.

Conclusion

The proposed temporary land use regulation provides the City with a limited period to evaluate an evolving land use that is not currently defined or regulated by the Clearfield City Code. Adoption of the temporary regulation would allow the City to study the potential infrastructure, resource, public safety, and land use impacts associated with data centers and determine whether permanent regulations are warranted.

The temporary regulation does not predetermine the City's ultimate treatment of data centers. Rather, it is intended to allow the City Council and staff to make that determination based upon additional factual information and appropriate land use analysis.

CORRESPONDING POLICY PRIORITIES

- Providing Quality Municipal Services

The City will be able to evaluate potential electrical, water, wastewater, emergency response, transportation, utility, and other infrastructure demands associated with data center facilities, and determine whether additional land use regulations are necessary to ensure that future development can be appropriately accommodated by municipal services and infrastructure.

HEDGEHOG SCORE

Not considered

FISCAL IMPACT

The fiscal impact of the temporary land use regulation itself is minimal, primarily consisting of staff time to study and propose permanent regulations. There could be indirect impacts associated with delaying or preventing data centers during the temporary period, but such impacts cannot be quantified at this time and would depend on whether a data center development proposal would have otherwise proceeded during the temporary period.

ALTERNATIVES

1. Adopt the Proposed Temporary Land Use Regulation.

Adopt the proposed ordinance establishing a temporary land use regulation for data centers and direct staff to study data centers and potential permanent land use regulations.

2. Do Not Adopt the Temporary Land Use Regulation.



Decline to adopt the proposed ordinance and direct staff to study data centers and potential permanent land use regulations under the City's existing land use regulations.

SCHEDULE / TIME CONSTRAINTS

If adopted, the temporary land use regulation would be effective for a period not exceeding 180 days, as authorized by Utah Code § 10-20-504. During this period, staff will evaluate data center uses and develop recommendations regarding potential permanent land use regulations. The temporary nature of the regulation creates a defined timeframe for completing the study and presenting recommendations to the City Council.

LIST OF ATTACHMENTS

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CLEARFIELD CITY ORDINANCE 2026-13

AN ORDINANCE OF THE CLEARFIELD CITY COUNCIL ESTABLISHING A TEMPORARY LAND USE REGULATION PURSUANT TO UTAH CODE § 10-20-504 REGARDING DATA CENTER USES; MAKING FINDINGS OF A COMPELLING, COUNTERVAILING PUBLIC INTEREST; TEMPORARILY REGULATING DEVELOPMENT ASSOCIATED WITH DATA CENTER USES WHILE THE CITY EVALUATES APPROPRIATE LAND USE CLASSIFICATIONS AND DEVELOPMENT STANDARDS; ESTABLISHING A PERIOD OF LIMITED EFFECT; PROVIDING FOR EXCEPTIONS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Clearfield City Council (“City Council”) is the legislative body of the City and is authorized by Utah law to enact land use regulations governing the use and development of land within the City; and

WHEREAS, Utah Code § 10-20-504 authorizes a municipal legislative body, without prior consideration of or recommendation from the Planning Commission, to enact an ordinance establishing a temporary land use regulation for any part or all of the municipality upon a finding of a compelling, countervailing public interest; and

WHEREAS, data centers are an evolving land use characterized by the housing and operation of computer servers, data-processing equipment, telecommunications equipment, and related infrastructure used to process, store, manage, or transmit electronic data; and

WHEREAS, the Clearfield City Code does not currently identify or define “data center” as a distinct land use or expressly designate the zoning district or districts in which a data center is permitted or conditionally permitted; and

WHEREAS, because data centers are not presently defined or specifically regulated as a distinct land use, the City’s existing land use regulations do not contain standards specifically developed to address the reasonably anticipated land use and infrastructure impacts of data center facilities; and

WHEREAS, depending upon the size, design, equipment, cooling technology, and operational characteristics of a particular facility, a data center may create land use or infrastructure impacts materially different from other uses presently identified in the City’s land use ordinances, including impacts associated with electrical demand, water consumption, wastewater, cooling systems, emergency and backup power generation, noise, building design, utility infrastructure, fire protection, transportation, and other public infrastructure; and

WHEREAS, the Utah Legislature enacted legislation during the 2026 General Session addressing water use and reporting associated with certain data center facilities, reflecting statewide consideration of the infrastructure and resource demands associated with this evolving land use; and

WHEREAS, the City Council finds that data centers vary significantly in size, operational characteristics, resource consumption, and potential impacts and that a land use

definition and regulatory framework should account for such differences rather than treating all facilities as having identical impacts; and

WHEREAS, the City Council desires to evaluate factual information concerning data centers, including facility size, electrical demand, water demand and cooling technology, wastewater impacts, backup generation, noise, fire and emergency response considerations, infrastructure capacity, employment characteristics, and compatibility with existing zoning districts before adopting permanent land use regulations governing data centers; and

WHEREAS, allowing development associated with a data center to proceed before the City has had a reasonable opportunity to evaluate these issues and establish appropriate zoning classifications and generally applicable land use standards could result in development or infrastructure commitments that may be difficult or impracticable to address after construction or operation has commenced; and

WHEREAS, the City Council intends that this temporary land use regulation apply uniformly to development associated with data center uses based upon the characteristics of the proposed land use and not upon the identity of a particular property owner, applicant, tenant, operator, or proposed occupant; and

WHEREAS, the City Council does not, by adoption of this Ordinance, find that data centers are inherently incompatible with industrial, manufacturing, commercial, or other areas of the City, nor does the City Council determine that data centers should ultimately be prohibited within the City; and

WHEREAS, rather, the City Council finds that additional study is necessary to determine how data centers should be defined, the zoning district or districts in which such uses should be permitted or conditionally permitted, whether different categories of data centers should be established based upon their scale or operational characteristics, and what generally applicable land use standards are reasonably necessary to address their impacts; and

WHEREAS, the City Council finds that the presently undefined status of data centers within the Clearfield City Code, together with the potentially significant and presently unaddressed infrastructure and land use impacts associated with such facilities, creates an immediate need for a limited period in which the City may study and establish appropriate regulations before development associated with such uses proceeds; and

WHEREAS, based upon the foregoing, the City Council finds that protecting the City's ability to adequately plan for and regulate potentially significant electrical, water, utility, infrastructure, public safety, and land use impacts associated with data centers constitutes a **compelling, countervailing public interest** within the meaning of Utah Code § 10-20-504; and

WHEREAS, the City Council finds that the temporary land use regulation established by this Ordinance is limited in scope and duration and is reasonably necessary to protect the compelling, countervailing public interest identified herein while the City studies and considers permanent land use regulations governing data centers.

**NOW, THEREFORE, BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL,
STATE OF UTAH, AS FOLLOWS:**

Section 1. Finding of Compelling, Countervailing Public Interest.

The City Council hereby finds that a compelling, countervailing public interest exists requiring the immediate adoption of a temporary land use regulation governing development associated with data center uses. The compelling, countervailing public interest includes:

Protecting the City's ability to plan for and evaluate potentially significant electrical, water, wastewater, utility, transportation, emergency service, and other infrastructure demands associated with data centers;

Providing the City a reasonable and limited period in which to determine whether existing land use classifications and development standards adequately address the characteristics and impacts of data center facilities;

Protecting surrounding properties and existing land uses from potentially significant impacts that are not presently addressed by data center specific land use standards;

Allowing the City to evaluate whether data centers should be divided into different classifications based upon electrical demand, water consumption, facility size, cooling technology, or other operational characteristics;

Allowing the City to determine the zoning district or districts in which data centers or particular categories of data centers may appropriately be located and whether such uses should be permitted or conditional;

Allowing the City to evaluate recent changes in Utah law affecting data centers and determine how those requirements should be incorporated into or coordinated with the City's land use regulations; and

Preventing development or infrastructure commitments from occurring before the City has had a reasonable opportunity to evaluate and adopt generally applicable land use regulations governing the use.

Section 2. Definition.

For purposes of this Ordinance:

"Data Center" means a building, portion of a building, or group of buildings primarily used to house and operate computer servers, data-processing equipment, network telecommunications equipment, digital storage systems, or related electronic equipment for the purpose of processing, storing, managing, hosting, exchanging, or transmitting electronic data for commercial, institutional, governmental, or other users.

A data center includes equipment and infrastructure accessory to the primary use, including cooling systems, electrical substations or distribution equipment, uninterruptible power supplies, battery energy storage systems serving the facility, emergency or standby generators, telecommunications equipment, and similar infrastructure.

The term does not include:

Computer servers, network equipment, or data-processing equipment that are accessory and incidental to another principal use conducted on the same property;

An ordinary office, retail establishment, governmental facility, educational institution, medical facility, financial institution, manufacturing facility, or other principal use merely because the use maintains computer servers or information-technology equipment primarily supporting its own operations; or

A telecommunications facility otherwise separately classified and regulated by the Clearfield City Code or applicable state or federal law.

The City shall consider the primary purpose, physical characteristics, equipment, and operational characteristics of the facility in determining whether a proposed use constitutes a data center under this Ordinance.

Section 3. Geographic Application.

This temporary land use regulation applies to all zoning districts and all real property located within the incorporated boundaries of Clearfield City.

Section 4. Study And Work Program.

During the effective period of this Ordinance, City staff is directed to evaluate and prepare recommendations concerning permanent land use regulations for data centers.

Nothing in this section requires the City Council to adopt any particular land use classification, zoning designation, development standard, or other permanent regulation.

Section 5. Duration.

This temporary land use regulation shall remain in effect for **one hundred eighty (180) days from its effective date**, unless terminated earlier by ordinance of the City Council.

Section 6. Severability.

If any section, subsection, sentence, clause, phrase, definition, or other portion of this Ordinance is for any reason held invalid or unenforceable by a court of competent jurisdiction, the invalid portion shall be deemed a separate, distinct, and independent provision, and the remaining portions of this Ordinance shall remain effective to the fullest extent permitted by law.

Section 7. Conflicting Provisions.

To the extent that any provision of the Clearfield City Code conflicts with this temporary land use regulation during its effective period, this Ordinance shall govern to the extent permitted by Utah law.

Passed and adopted by the Clearfield City Council this 26th day of August, 2025.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: September 8, 2026

SUBJECT: A City initiated zoning text amendment to remove trailer sales as a permitted use in the T-C Zone (Town Mixed Commerce) and establish trailer sales as a conditional use in the M-1 Zone (Manufacturing).

RECOMMENDED ACTION

The Planning Commission will make a recommendation following a public hearing on September 2, 2026.

DESCRIPTION / BACKGROUND

The Downtown Form Based Code (FBC) was adopted in 2020 and established the T-C Zone. Trailer Sales was not originally listed as a permitted use in the Downtown Area. Motor Vehicle Sales, however, was listed as a permitted use. While City Code defines Motor Vehicle as a self-propelled vehicle and a Trailer is separately defined as a vehicle without motive power and designed to be drawn by a motor vehicle, there was uncertainty regarding whether trailer sales could be considered part of the Motor Vehicle Sales use category—absent a defined Trailer Sales land use. This uncertainty was more specifically related to a prospective business which purchased property along State Street within the T-C Zone with the intent of establishing a trailer sales lot where there had previously been a motor vehicle sales lot.

Following discussions with the prospective business, the Property Rights Ombudsman's Office, and the City Council, the City decided to amend the FBC to establish Trailer Sales as a permitted use in the T-C Zone, subject to development standards.

Following the amendment, staff has continued to evaluate the proper classification and zoning treatment of Trailer Sales, identifying one primary issue. Trailer Sales is a distinct land use from Motor Vehicle Sales with operational characteristics more compatible with the M-1 Zone than with the intended character of the T-C Zone.

Proposed Text Amendment

Staff is recommending zoning text amendments to establish a definition for Trailer Sales, remove



Trailer Sales as a Permitted Use in the T-C Zone, and establish Trailer Sales as a conditional use in the M-1 Zone. The following summary of the proposed zoning text amendments is provided:

1. **Update Definitions.** Add a definition to Title 11 for Trailer Sales, defining it as the retail sale of trailers from a commercial building or lot. Update the existing definition for Motor Vehicle Sales with a sentence explicitly stating that the use does not include the retail sale of trailers.2. Remove Trailer Sales as a Permitted Use in the T-C Zone. Update Table 3.3 (1) and 3.3 (2) of the FBC to remove Trailer Sales as a permitted use with development standards in the T-C Zone.
2. **Remove Trailer Sales as a Permitted Use in the T-C Zone.** Update Table 3.3 (1) and 3.3 (2) of the FBC to remove Trailer Sales as a permitted use with development standards in the T-C Zone.
3. **Retain Trailer Sales FBC Development Standards.** Keep specific trailer sales development standards in Section 3.4 of the FBC, while qualifying that the standards remain applicable to any legal nonconforming Trailer Sales uses.
4. **Establish Trailer Sales as a Conditional Use in the M-1 Zone.** Add Trailer Sales to the list of conditional uses in the M-1 Zone, which is generally more accommodating of uses involving outdoor storage and uses with greater operational impacts. Identifying the use as a conditional use would allow further evaluation of site-specific characteristics and potential conditions to mitigate detrimental impacts.

Analysis

There are distinctions between motor vehicles and trailers already defined in Clearfield City's Land Use Code, with the primary difference being that motor vehicles are self-propelled and trailers are designed to be drawn behind a motor vehicle. Because they are distinguished, Trailer Sales can be appropriately regulated as a separate land use rather than being treated as a subset of Motor Vehicle Sales.

Clearfield's Downtown Area and regulating code were established to allow for a variety of uses with a consistency of form to create a vibrant, mixed-use downtown that is oriented to people in the public realm. It is intended to serve the community with a mix of shopping, dining, entertainment, office, civic and residential opportunities set within a walkable setting. Zoning regulations should consider not only whether a use can operate on a particular property, but also whether the typical operational characteristics of that use support the intended character and long-term development pattern of the zone. Trailer Sales typically includes outdoor display, stacking of trailers, and movement of a large and heavy inventory. These characteristics are better accommodated in the M-1 Zone, which is intended for a range of manufacturing, warehousing, and other operationally intensive activities. Being identified as a conditional use in the M-1 Zone, potential City review could address things such as outdoor display and storage, site circulation, screening, adjacency to



residential uses, as well as noise or other operational impacts.

The removal of Trailer Sales as a permitted use in the T-C Zone will result in an existing and established use becoming a legal nonconforming use, subject to the City's nonconforming use regulations. For this reason it is important to maintain the development and operational standards within the FBC, to allow for any future code compliance measures relative to the operation of a legal nonconforming use.

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 proposed amendment supports the General Plan by aligning permitted land uses with the intended character of the City's zoning districts. Removing Trailer Sales from the T-C Zone supports the mixed-use and transitional character envisioned for the Downtown area, while establishing the use as a conditional use in the M-1 Zone provides an appropriate location for Trailer Sales and its associated outdoor display and storage activities.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Following the City's 2025 amendment allowing Trailer Sales in the T-C Zone, further evaluation of the use and its operational characteristics has demonstrated the need for a clearer distinction between Trailer Sales and Motor Vehicle Sales and for the use to be located in a zoning district more compatible with its typical operational characteristics. The proposed amendment establishes Trailer Sales as a separately defined land use and provides a specific regulatory framework for where the use may be considered within the City.

Public Comment

A public hearing notice was posted on August 21, 2026, 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 the week of August 23, 2026. No public comment has been received to date.

Findings & Conclusion



Based on a review the Clearfield City General Plan and the City's current zoning districts, staff concludes the following:

1. Trailer Sales has distinct operational characteristics and should be regulated as a separate land use rather than as Motor Vehicle Sales.
2. The typical outdoor display and operational characteristics of Trailer Sales are more compatible with the manufacturing, warehousing, storage, and other commercial activities anticipated in the M-1 Zone than with the mixed-use and transitional character of the T-C Zone.
3. The proposed amendment maintains an opportunity for Trailer Sales within the City while providing a clearer and more appropriate regulatory framework for the use.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

The typical outdoor display and operational characteristics of Trailer Sales are more compatible with the manufacturing, warehousing, storage, and other commercial activities anticipated in the M-1 Zone than with the mixed-use and transitional character of Downtown's T-C Zone.

HEDGEHOG SCORE

Not considered

FISCAL IMPACT

No immediate fiscal impact anticipated. Existing trailer sales in the T-C Zone will continue as a legal-nonconforming use.

ALTERNATIVES

1. **Approve the proposed amendment.** This will remove Trailer Sales as a permitted use in the T-C Zone while establishing Trailer Sales as a conditional use in the M-1 Zone.
2. **Table the proposed amendment and direct staff to evaluate alternative zoning districts for Trailer Sales.** Consider whether Trailer Sales may be more appropriately located in one or more other zoning districts, and direct staff accordingly.
3. **Deny the proposed amendment.** Deny the amendment and decline to establish Trailer Sales as a



permitted use within the M-1 Manufacturing Zone. This would leave the City's existing regulations unchanged regarding the location of trailer sales.

SCHEDULE / TIME CONSTRAINTS

There are no specific time constraints associated with the request.

LIST OF ATTACHMENTS

- Proposed Amendments to FBC Ch. 3
- Proposed Amendments to Title 11

Table 3.3 (1) Permitted Uses by Zone

Uses	Zones					
	UC	UR	TC	TR	CV	CC
Residential	D	P	D	P		
Lodging	D	P	D	P		P
Group/Shared Residential	D	P	P	P		
Auditorium/Library/Museum/Post Office (no distribution)	P	P	P	P	P	P
Police & Fire	P	P	P	P	P	P
School	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Neighborhood Retail	P	P	P	P	P	P
General Retail	P	P	P	D	D	P
Motor Vehicle Sales w/ Outdoor Sales Lot			D			D
Trailer Sales w/ Outdoor Sales Lot			D			
Neighborhood Service	P	P	P	P	P	P
General Service	P	P	P	D	D	P
Residential Care	D	P	P	P		P
Vehicle Service/Automobile Repair			D			D
Hospital & Clinic	P	P	P	P	P	P
Office	P	P	P	P	P	P
Craft Industries	D	D	D	D	D	D
Parking Lot/Parking Structure	D	D	D	D	D	D
Public Utility Facility						P
Beekeeping/Greenhouses	P	P	P	P	P	P
Community Garden	D	D	P	P	P	P
Home Occupation	P	P	P	P	P	P
Outdoor Display of Goods	D	D	D	D	D	D

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

UC = Urban Core Commerce

UR = Urban Mixed Residential

TC = Town Mixed Commerce

TR = Town Neighborhood Residential

CV = Civic

CC = Gateway Corridor Commerce

3.0 Uses

Table 3.3 (2) Permitted Uses by Building Type

Uses	Building Types						
	MU	MF	OF	CM	CV	TH	GC
Residential	U	P				P	P
Lodging	U	P	P	P		P	P
Group/Shared Residential	U	P		P		P	P
Auditorium/Library/Museum/Post Office (no distribution)	P		P	P	P		
Police & Fire	P		P	P	P		
School	P		P	P	P		
Open Space	P		P	P	P	P	P
Neighborhood Retail	P		D	P	D	D	D
General Retail	P			P			
Motor Vehicle Sales w/ Outdoor Sales Lot				D			
Trailer Sales w/ Outdoor Sales Lot				D			
Neighborhood Service	P		P	P	D	D	D
General Service	P			P			
Residential Care	D	P	P	P		P	P
Vehicle Service/Automobile Repair				D			
Hospital & Clinic	P		P	P	D		
Office	P		P	P	D	D	D
Craft Industries	D		D	D			
Parking Lot/Parking Structure	D		D	D	D		
Public Utility Facility							
Beekeeping/Greenhouses	P	P		P	P	P	P
Community Garden	D	D		P	P	P	P
Home Occupation	P	P				P	P
Outdoor Display of Goods	D	D	D	D	D	D	D

P = Permitted

U = Permitted in Upper Stories Only

D = Permitted with Development standards.

Blank = Not Permitted

MU = Mixed Use/Core Commercial

MF = Multi-Family Residential

OF = Office

CM = Commercial

CV = Civic

TH = Townhouse

GC = Garden Court

3.4 Use Development Standards

The uses as permitted with development standards (D), shall meet the following requirements

1. Development Standards by Use Category

(1) Residential and Lodging Uses

- (a) Townhouses and Multi-Family building types shall only be allowed on secondary or side streets in the TC and UC districts.

(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) **Any legal non-conforming trailer sales use shall comply with the following development standards:**

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 semi-trucks, 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.
 - iii. 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.

(b) Residential Care

- (i) The first 40' of the ground floor shall be used for administrative and/or shared common spaces, such as an activity room, dining room, or offices.
- (ii) Residential dwelling units shall not be located in the first 40' of the ground floor.

(4) Craft Industry Uses

- (a) All work shall be performed within an enclosed building.
- (b) All outside storage shall be screened from view from public streets and adjacent properties.

PROPOSED TRAILER SALES AMENDMENTS

ZTA 2026-0805

11-3-3: TERMS DEFINED:

TRAILER SALES: The retail sale of trailers from a commercial building or lot.

11-11D-2: PERMITTED AND CONDITIONAL USES:

A. The following buildings, structures, and uses of land shall be permitted in the M-1 manufacturing zone upon compliance with the requirements set forth in this code:

Automobile repair.
Business services.
Laboratories.
Manufacturing.
Medical clinics.
Mobile food vendors.
Offices.
Parks and open space.
Personal services.
Pet grooming facilities.
Physical therapy facilities.
Public uses.
Restaurants.
Retail stores.
Warehouses.

B. The following buildings, structures, and uses of land shall be allowed in the M-1 manufacturing zone upon compliance with the requirements set forth in this code and upon obtaining a conditional use permit as specified in chapter 4 of this title:

Daycare facilities.
Greenhouses.
Landscape supply yards.
Sexually oriented businesses.
Tattoo or body piercing establishment.
Trailer Sales.
Vocational and technical training facilities.

C. Uses which create traffic hazards, excessive noise, dust, fumes, odors, smoke, vapor, vibration or industrial waste disposal problems for adjacent residential uses shall not be permitted.



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: September 8, 2026

SUBJECT: A City initiated zoning text amendment to Title 11 of the Clearfield City Code for residential design and parking amendments.

RECOMMENDED ACTION

The Planning Commission will make a recommendation following a public hearing on September 2, 2026.

DESCRIPTION / BACKGROUND

Recent amendments to Utah law, specifically Utah Code Section 10-20-618, place limitations on the authority of municipalities to regulate certain aspects of residential development. The statute prohibits cities from imposing requirements related to specific “building design elements” for one and two-family dwellings, including minimum square footage above 1,000 square feet, minimum building dimensions, interior layout, number of rooms, and various architectural features. The statute further restricts municipal authority over certain residential parking standards, including parking stall dimensions and garage size requirements, subject to limited exceptions.

The City’s existing zoning and development regulations include standards related to minimum dwelling size, garage requirements, and parking stall dimensions that were adopted prior to the enactment of these state statutory provisions. While many of these standards remain consistent with local planning objectives, there are portions of the existing code that may conflict with or be preempted by state law as currently written.

Specifically, provisions establishing minimum finished floor area requirements above 1,000 square feet for one and two-family dwellings, as well as certain dimensional standards for garages and parking spaces, require review and modification to ensure compliance with state statute. Additional refinements are also necessary to ensure that residential parking and garage regulations are aligned with state limitations on municipal authority, particularly as they relate to townhomes.

The proposed amendments to the City’s zoning code are intended to resolve these conflicts by removing or revising standards that regulate certain building design elements and by aligning local parking and garage regulations with state requirements. The updates preserve the City’s ability to



regulate land use intensity, site design, and multifamily development standards where permitted by law, while ensuring that regulations affecting one and two-family dwellings remain within the scope of municipal authority as defined by state statute. Various sections of code are proposed to be amended, with the specific sections and proposed amendment language included as an attachment to the staff report.

Adoption of these amendments will reduce legal vulnerability, improve regulatory clarity for applicants and staff, and ensure continued compliance with state requirements while maintaining essential development standards.

Public Comment

A public hearing notice was posted on August 21, 2026, 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 the week of August 23, 2026. No public comment has been received to date.

Findings & Conclusion

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

1. The proposed amendments are necessary to bring the City's zoning and development regulations into compliance with Utah Code Section 10-20-618 by removing or revising residential building design, parking, and garage standards that exceed the City's current statutory authority.
2. The amendments preserve the City's ability to regulate land use, site design, development intensity, and other aspects of residential development within the scope of state law, while improving regulatory clarity and reducing potential legal conflicts.

CORRESPONDING POLICY PRIORITIES

- Providing Quality Municipal Services

The amendments preserve the City's ability to regulate land use, site design, development intensity, and other aspects of residential development within the scope of state law, while improving regulatory clarity and reducing potential legal conflicts.

HEDGEHOG SCORE



Not considered

FISCAL IMPACT

A fiscal impact is not anticipated, as the proposed amendments are technical in nature and are primarily intended to bring the City's zoning and development regulations into compliance with Utah Code.

ALTERNATIVES

1. Approve the proposed amendments.
2. Deny the proposed amendments.
3. Table the proposed amendments and direct staff to conduct additional research or adjustments as needed.

SCHEDULE / TIME CONSTRAINTS

There are no specific time constraints associated with the request.

LIST OF ATTACHMENTS

- Proposed Residential Design and Parking Space Amendments

PROPOSED RESIDENTIAL DESIGN AND PARKING AMENDMENTS

ZTA 2026-0804

11-3-3: TERMS DEFINED

DWELLING: A building or structure, or portion thereof, used for the residential occupancy of one ~~or more family~~families, providing complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING UNIT: One or more rooms physically arranged to create independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, MULTIPLE-FAMILY: A building arranged or designed to contain three (3) or more dwelling units on a single lot.~~Three (3) or more attached dwelling units in any configuration.~~

DWELLING, SINGLE-FAMILY: A detached building arranged or designed to contain one (1) dwelling unit located on a single lot.~~One detached dwelling unit. Each single-family dwelling shall be built on a separate lot.~~

DWELLING, TWO-FAMILY: A building, or pair of attached buildings, arranged or designed to contain two (2) dwelling units, whether located on a single lot or divided by a common property line where each dwelling unit is located on its own individual lot.~~Two (2) attached dwelling units.~~

11-9D-2: PERMITTED USES: (R-2 ZONE)

The following buildings, structures, and uses of land shall be permitted in the R-2 residential zone upon compliance with the requirements set forth in this code:

Churches.

Daycares, residential.

Group homes for persons with a disability.

Group homes for the elderly.

Home occupations.

Multiple-family dwellings.

Parks and open space.

Preschools, residential.

Schools.

Single-family dwellings.

Townhome dwellings.

Two-family dwellings.

11-9D-4: AREA AND FRONTAGE REGULATIONS: (R-2 ZONE)

A. Lot Size: The minimum lot size shall be six thousand five hundred (6,500) square feet for single-family dwellings and eight thousand (8,000) square feet for two-family dwellings. There shall be no minimum lot size for multiple-family and townhome dwellings. The density shall not exceed the density stated in section 11-9D-7 of this article.

B. Lot Width: The minimum lot width, as measured at the front setback line, shall be sixty five feet (65') for single-family dwellings and eighty feet (80') for two-family dwellings. There shall be no minimum lot width for multi-family and townhome dwellings.

C. Lot Width, Corner Lots: Each corner lot shall have a minimum lot width, as measured at the front setback line, of seventy five feet (75') for single-family dwellings and ninety feet (90') for two-family dwellings.

D. Lot Frontage: The minimum lot frontage for single-family dwellings shall be sixty feet (60') and seventy feet (70') for two-family dwellings. There shall be no minimum lot frontage for multi-family and townhome dwellings.

11-9D-11: OTHER REQUIREMENTS: (R-2 ZONE)

A. Landscaping And Open Space: A minimum of twenty percent (20%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family, ~~and~~ two-family, and townhome dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~ Multiple-family dwellings shall ~~maintain~~have an ~~average minimum~~ finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit. In no case, however, shall a multiple-family dwelling unit have a minimum finished floor area of less than seven hundred (700) square feet.

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each single-family, townhome, and two-family

~~dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-2 zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

E. Multiple-Family and Townhome Dwelling Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.
2. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
3. Any front building elevation or elevation facing a street or right of way shall include at least one (1) of the following: brick, stone, or rock.

F. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

G. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

H. Design Standards: All new site development or construction in the R-2 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

I. Attached Townhome Structural Maximum: No more than six (6) individual townhome dwellings may be structurally attached in a continuous row or cluster. Any group of attached townhome dwellings must be separated from any other group of dwellings by a minimum of twenty feet (20').

11-9E-2: PERMITTED USES: (R-3 ZONE)

The following buildings, structures, and uses of land shall be permitted in the R-3 residential zone upon compliance with the requirements set forth in this code:

Churches.

Daycares, residential.

Group homes for persons with a disability.

Group homes for the elderly.

Home occupations.

Multiple-family dwellings.

Parks and open space.

Preschools, residential.

Schools.

Single-family dwellings.

Townhome dwellings.

Two-family dwellings.

11-9E-4: AREA AND FRONTAGE REGULATIONS: (R-3 ZONE)

A. Lot Size: The minimum lot size shall be six thousand five hundred (6,500) square feet for single-family dwellings and eight thousand (8,000) square feet for two-family dwellings.

There shall be no minimum lot size for multiple-family and townhome dwellings. The density shall not exceed the density stated in section 11-9E-8 of this article.

B. Lot Width: The minimum lot width, as measured at the front setback line, shall be sixty five feet (65') for single-family dwellings and eighty feet (80') for two-family dwellings. There shall be no minimum lot width for multi-family and townhome dwellings.

C. Lot Width, Corner Lots: Each corner lot shall have a minimum lot width, as measured at the front setback line, of seventy five feet (75') for single-family dwellings and ninety feet (90') for two-family dwellings.

D. Lot Frontage: The minimum lot frontage for single-family dwellings shall be sixty feet (60') and seventy feet (70') for two-family dwellings. There shall be no minimum lot frontage for multi-family and townhome dwellings.

11-9E-13: OTHER REQUIREMENTS: (R-3 ZONE)

A. Landscaping And Open Space: A minimum of twenty-five percent (25%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each single-family, ~~and two-family, and townhome~~ dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~ Multiple-family dwellings shall maintain an average finished floor area of not less than one thousand sixty (1,060) square feet per dwelling unit above grade. In no case, however, shall a multiple-family dwelling unit have a minimum finished floor area of less than seven hundred (700) square feet.

C. Walls And Fences: Walls or fences may be required around all multiple-family developments. The height, type, location, and materials of such walls and fences shall be approved by the planning commission as part of the site plan review.

D. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each single-family, townhome, and two-family dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each single-family and two-family dwelling unit shall have an attached two (2) car garage, which shall be a minimum of four hundred (400) square feet in size.~~

E. Development Agreement: A development agreement may be required for all new development in the R-3 residential zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the city council.

F. Multiple-Family and Townhome Dwelling Exterior Building Materials:

1. Non-Permitted exterior building materials for main buildings are vinyl siding, aluminum siding, fiber cement panels, unfinished poured concrete, rusted metal, and sheet metal.
2. Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
3. Any front building elevation or elevation facing a street or right of way shall include at least one (1) of the following: brick, stone, or rock.

G. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

H. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

I. Design Standards: All new site development or construction in the R-3 residential zone shall incorporate the appropriate design standards described in chapter 18 of this title.

J. Attached Townhome Structural Maximum: No more than six (6) individual townhome dwellings may be structurally attached in a continuous row or cluster.

11-9A-11: OTHER REQUIREMENTS: (R-1-9 Zone)

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. ~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-9 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

11-9B-11: OTHER REQUIREMENTS: (R-1-8 Zone)

A. Landscaping And Open Space: A minimum of ten percent (10%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full~~

~~basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title.~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-8 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

11-9C-11: OTHER REQUIREMENTS: (R-1-6 ZONE)

A. Landscaping And Open Space: A minimum of fifteen percent (15%) of the total lot or parcel area shall be provided as landscaped open space. All landscaping shall comply with the provisions of chapter 21 of this title.

B. Floor Area: Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet. ~~above grade for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

C. Garages: Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title.~~Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

D. Development Agreement: A development agreement may be required for all new development in the R-1-6 Zone. All applications for a rezone, preliminary plat, or site plan approval shall be conditioned upon final approval of the development agreement by the City Council.

E. Footings And Foundation Required: All main buildings shall be constructed on a permanent footing and foundation.

F. Restrictions: No area needed to meet the lot width, frontage, area, setback or other requirements of this article may be divided, sold, or leased separate from such lot or building.

11-9G-7: TWO CAR GARAGE: (R-1-O ZONE)

~~Except for dwellings qualifying as owner-occupied affordable housing under Utah Code Section 10-20-618, as amended, each dwelling unit shall provide an attached two-car garage containing two unobstructed parking spaces that comply with the requirements of Chapter 14 of this Title. Each dwelling unit shall have an attached two-car garage, which shall be a minimum of four hundred (400) square feet in size.~~

11-9G-12: FINISHED FLOOR SPACE: (R-1-O ZONE)

Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred (1,200)~~ square feet. ~~for ramblers with a full basement; all other styles shall have a minimum finished floor area of not less than one thousand five hundred (1,500) square feet above grade.~~

11-14-2: GENERAL REQUIREMENTS: (PARKING AREA AND PARKING LOT REQUIREMENTS)

A. Adequate Provisions Required: There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity or converted to a new use, minimum off street parking space with adequate provision for ingress and egress by standard size automobiles in accordance with the requirements herein.

B. Size: For the purpose of this chapter, one uncovered parking space shall be assumed to be one hundred eighty (180) square feet (dimensions of 9 feet x 20 feet). In situations where ~~the a~~ surface parking lot stall allows a portion of the vehicle to extend over landscaping ("nose over landscaping"), the painted lines for the stall may be allowed to be eighteen feet (18') in length. Ten percent (10%) of total surface parking may be developed as "compact parking spaces" with the parking stall dimensions of eight feet six inches by eighteen feet (8'6" x 18').

C. Parking Structures: Parking structures may be developed entirely with parking stall dimensions of nine feet by eighteen feet (9' x 18'). Parking structures shall be required to include an adequate fire suppression system. Parking structures shall have a minimum vertical clearance of eighty-four inches (84"). Parking structures that include ADA parking spaces, the minimum vertical clearance for the level the ADA spaces are located shall be

ninety-eight inches (98") to accommodate the vertical clearance for wheelchair lift-equipped vehicles.

D. Alternatives To On Site Parking: For any new use, structure, building or parcel, required off street parking may be provided on other property not more than a two hundred foot (200') distance from the nearest point of the parcel, and shall not require persons to cross a public street. The planning commission may consider such alternatives through the site plan process. (Off-site parking shall not be allowed for dwellings or to accommodate parking needs for property/parcels located either entirely or partially outside of Clearfield City.)

E. Multi-Family Bedroom Counts: In determining parking requirements for multi-family residential developments, the Zoning Administrator shall determine (based upon submitted floor plans) the final number of bedrooms provided per unit. This may include areas labeled as offices, dens, game rooms, etc. that could feasibly be used as a bedroom regardless of compliance with building or fire codes. This does not include common areas that are accessible to all residents of a development, and only applies to the private rooms of each residential unit.

11-14-3: PARKING SPACES REQUIRED:

A. Floor Area Defined: "Floor area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise.

~~A. Floor Area Defined: "Floor area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise.~~

B. Specific Requirements: Required off street parking shall be provided for each use as listed below. Numbers listed shall be the minimum required. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission.

Use		Parking Spaces Required
Auditoriums, assembly halls		1 space for every 5 seats or fraction thereof
Batting cages		2 spaces per cage
Bowling alleys		2 spaces per lane
Churches		1 space for every 150 square feet or fraction thereof
Daycare, commercial		1 space per 5 students and 1 space per employee at highest shift.
Distribution		1 passenger vehicle space per 1,000 square feet of floor area. Truck and trailer storage shall be provided on a case-by-case basis.
Distribution, light		1 passenger vehicle space per 1,000 square feet of floor area.
Dwellings ⁴ :		
	Single-family	2 parking spaces
	Two-family ⁺	2 spaces per unit
	All other multi-family ^{1,2,3}	1.125 spaces per 1-bedroom unit; 2.125 spaces per 2-bedroom unit; and 2.625 spaces per 3+ bedroom unit. Any fraction of a space raised to the next whole number (example: 3 dwellings = 6.375 spaces, which is rounded up to 7). At least 1 space per unit shall be covered.
Fast food or drive-in restaurant		5 spaces per 1,000 square feet of sales and enclosed eating space or fraction thereof.
General office		2.5 spaces per 1,000 square feet of floor area.
Golf courses		8.5 spaces per hole.

Hospitals, schools, civic buildings	1 space for every 300 square feet of floor area or fraction thereof
Hotel, motel and lodge	1 space per unit, plus 1 space per 200 square feet of assembly, banquet and restaurant area.

Use	Parking Spaces Required
Industrial	0.5 passenger vehicle space per 1,000 square feet of floor area.
Industrial, light (manufacturing)	1 passenger vehicle space per 1,000 square feet of floor area.
Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor area or fraction thereof
Less intensive commercial business, as furniture, appliance and lumber sales	0.75 spaces for each 1,000 square feet of floor area or fraction thereof
Medical and dental offices	3.5 spaces per 1,000 square feet of floor area.
Misc. indoor recreation	2 spaces per 1,000 square feet of floor area.
Mortuary	1 space for every 300 square feet of floor area or fraction thereof
Open space and recreation	Based on a case-by-case parking study.

Rehabilitation treatment center	1 space per 2 beds and 1 space per employee at highest shift.
Residential care (assisted living, rest home, etc.)	0.5 spaces per unit and 1 space per employee at highest shift.
Restaurants, bars	10 spaces per 1,000 square feet of floor area or fraction thereof, or 0.5 spaces per seat, whichever is greater.
Skating rinks, swimming pools	1 space per 1,000 square feet of floor area.
Tennis and pickleball courts	2 spaces per court.

~~1. In cases where tandem garages are used with space for two vehicles, the garage shall only count as 1 space for purposes of meeting minimum parking needs.~~

12. Tandem parking within a parking garage or parking lot shall only be permitted if the parking garage or lot includes parking attendants to park and manage the vehicles at all times the garage or lot is open for use.

23. Parking behind a garage space located in an apartment building or apartment garages is prohibited unless a driveway is provided that meets the standards of footnote #4 below.

~~34. A dedicated driveway parking space may count toward required parking where it provides a minimum width of nine feet (9') and a minimum length of twenty feet (20'). Driveways shall have a minimum depth of twenty feet (20') to be counted as a parking space to meet the minimum parking standards of this title.~~

11-14-5: PARKING AREA AND PARKING LOT REQUIREMENTS:

A. Backing Onto Public Street: No off-street parking lot shall be constructed in a manner that would require vehicles to back out onto a public street.

B. Surfacing:

1. Requirements: Except as provided in subsection B2 of this section, parking areas shall be properly surfaced with concrete, asphalt, or masonry pavers, maintained in good condition, and kept free of weeds, dust, trash, and debris.

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2. Residential Parking Areas:

a. All new main residential driveways, approaches, and parking spaces required by this title shall be surfaced with concrete, asphalt or other hard surfaced (impermeable) pavement material. A dedicated driveway parking space may count toward required parking where it provides a minimum width of nine feet (9') and a minimum length of twenty feet (20')~~All new main residential driveways shall have a minimum depth from the front property line to the front of the residence or garage of twenty feet (20').~~

b. Any gravel or crushed rock installed for accessory parking in a residential zone ~~after July 1, 2014,~~ must be a minimum of two inches (2") deep, compacted, placed atop a weed barrier, be maintained completely free of grass and weeds, and contained within durable borders.

c. Legally established, but nonconforming residential gravel driveways installed prior to July 1, 2014, may continue to be utilized, provided they are properly maintained and kept completely free of grass and weeds.

3. Variations: Variations to the required surface materials set forth in subsection B1 of this section may be permitted for residential parking in the A-1 agricultural zone and for temporary businesses and special events for which the necessary permits or licenses have been issued by the city.

C. Grading: Parking lots shall be graded for proper drainage.

D. Lighting: Lighting used to illuminate an off-site parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district.

E. Design: As a minimum requirement, parking areas shall comply with the standards as shown below. Travel lanes between dual rows of ninety-degree (90°) parking may be developed at twenty-four feet (24') in width subject to prior approval from the city engineer and the North Davis fire district. Primary access points to the parking lot, or the access lane located closest to the primary structure on the lot must be provided with twenty-six foot (26') travel lanes.

11-14-7: PRIVATE GARAGE STANDARDS:

A. Exception: The requirements of this section shall apply where a garage is required by this title; however, the city shall not require a garage for a townhome, single-family detached dwelling, or a two-family dwelling that qualifies as owner occupied affordable housing under Utah Code Section 10-20-618, as amended.

BA. Single-Family Dwellings, Two-Family Dwellings, and Townhome Dwellings: Each dwelling unit that is required to provide a garage shall have an attached two (2) car garage that complies with the following standards:

1. Minimum Dimensions: The garage shall provide two (2) parking spaces, each having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. Parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each garage shall have minimum dimensions of no less than twenty-two feet (22') wide by twenty-two feet (22') deep.

~~—2. Minimum Garage Door Opening: Each garage shall have a minimum garage door opening of not less than sixteen feet (16') wide.~~

3. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

CB. ~~Two- and~~ Multi-Family Dwellings: If provided, garages shall comply with the following standards:

1. Single-Car Garages:

a. Minimum ~~Area~~/Dimensions: The garage shall provide for one (1) parking space, having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. The parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each single (1) car garage shall have a minimum area of two hundred and twenty (220) square feet and minimum dimensions of no less than ten feet (10') wide by twenty-two feet (22') deep or eleven feet (11') wide by twenty feet (20') deep. The minimum garage area shall be free of obstructions such as stairs, mechanical equipment, or structural appendages including but not limited to columns.

~~—b. Minimum Garage Door Opening: Each single (1) car garage shall have a minimum garage door opening of not less than eight feet (8') wide.~~

c. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

2. Two-Car Garages:

a. Minimum ~~Area~~ Dimensions: ~~The garage shall provide two (2) parking spaces, each having minimum dimensions of ten feet (10') in width and twenty feet (20') in length. Parking spaces shall remain clear of obstructions such as stairs, mechanical equipment, structural elements, or similar features that reduce the usable dimensions of the parking space. Each two (2) car garage shall have a minimum area of four hundred and forty (440) square feet and minimum dimensions of no less than twenty feet (20') wide by twenty-two feet (22') deep. The minimum garage area shall be free of obstructions such as stairs, mechanical equipment, or structural appendages including but not limited to columns.~~

~~—b. Minimum Garage Door Opening: Each two (2) car garage shall have a minimum garage door opening of not less than sixteen feet (16') wide.~~

c. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: September 8, 2026

SUBJECT: A zoning map amendment request by Taylor Alvarez with Cole West to rezone approximately 2.6 acres of the subject property from M-1 (Manufacturing) to C-2 (Commercial), and approximately 5 acres of the subject property to R-3 (Residential). Location: 1000 East Antelope Drive (TIN: 12-074-0033). Parcel Area: 7.624 Acres.

RECOMMENDED ACTION

The Planning Commission will make a recommendation following a public hearing on September 2, 2026.

DESCRIPTION / BACKGROUND

The The rezone request includes a parcel at the corner of Antelope Drive and 1000 East. The 7.624 acre parcel is currently zoned M-1 (Manufacturing) and the current land use includes a residential dwelling and the commercial storage of primarily camping trailers.

Based upon the applicant request and proposed zoning exhibit, approximately 2.6 acres along the Antelope Drive frontage would be rezoned to C-2 (Commercial). The remaining 5 acres to the south of the proposed C-2 area would be rezoned to R-3 (Residential). A concept provided with the application reflects a potential 28,000 square foot office use on the corner, with 67 townhomes shown in the residential portion of the property. The townhome density in the concept is approximately 13 units per acre.

Access to the site would be provided from 1000 East, with the concept showing two potential vehicular access points along the frontage.

Development Agreement

The applicant has expressed a willingness to enter into a development agreement to allow for various items to be addressed such as development timelines, owner occupancy requirements, and architectural design standards for the townhomes. Section 11-9E-13(E) of the R-3 Zone development standards states that, "A development agreement may be required for all new development in the R-3 (Residential) Zone." If a development agreement is required, this rezone request may be granted

subject to the execution of the agreement. Because this is mixed use rezone request to multiple zones, staff recommends that a development agreement be required as part of the approval of the rezone. As included in other development agreements, this agreement should limit the multi-family residential use to townhomes as proposed by the applicant. Other aspects of the development agreement may address site design, homeownership, etc. If the rezone is granted subject to a development agreement, staff will require the submittal of a level 2 traffic study with the development agreement application.

Public Comment

Mailed notices and the public hearing notice legal ad went out the week of August 16, 2026. Public Hearing Notice signs were placed in front of the property the week of August 23, 2026. Davis & Weber Counties Canal Company provided written comment that they have a flood irrigation line along Antelope Drive and pressure irrigation along 1000 East, and that the lines will need to be protected and shown on any future development plans. Staff also received a phone call from a resident in the Layton City neighborhood to the east. The resident expressed concerns with the rezone and if the road could handle the additional traffic from commercial and residential development, particularly during peak travel hours and when trains were crossing 2200 West in Layton to the south of the subject property.

Zoning Map Amendment Analysis

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide a recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The future land use designation in the General Plan for the subject property is “General Commercial”. This designation is primarily for commercial activities such as office, retail, entertainment, and restaurant uses. A mix of commercial and medium density residential uses may be considered, but residential cannot be developed without a commercial component. In evaluating the proposed rezone with the future land use designation description, the project can be supported by the General Plan. However, a key question to thoughtfully assess is whether the proposed rezone



	aligns with the commercial vision of the Antelope Drive corridor. Given
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	that the “General Commercial” designation is envisioned primarily for commercial activities, is the proposed C-2 area a sufficient depth to meet the city’s vision for commercial development along this section of the corridor? As a legislative matter, the Planning Commission and City Council are able to consider whether the proposal advances or undermines the commercial vision for the Antelope Drive Corridor. The current M-1 (Manufacturing) zoning of the subject property is not aligned with the vision reflected in the General Plan’s future land use map. The proposed rezone presents an opportunity to better align the zoning of the property with the General Plan anticipated zoning. The subject property is located within the half-mile study area identified in the Clearfield Connected Station Area Plan (2024) and is designated as a Potential Transformation Area. Because nearly the entire property is currently used for trailer storage, the site presents an opportunity for redevelopment that supports the City’s Transit-Oriented Development (TOD) objectives. With its direct connection to a major transit station, the Clearfield Station Area is well positioned to support a more walkable, mixed-use environment that integrates housing, employment, retail, and other amenities within convenient access to public transit. Redevelopment of the subject property with office and residential uses could therefore contribute to the long-term transformation envisioned for the Station Area. In relation to the residential aspect of the rezone request, Clearfield desires to have a variety of quality housing options to serve its growing and diverse population. The Moderate-Income Housing Element of the General Plan includes multiple strategies that support this type of land use change to residential. Strategy A states that the city will, “rezone for densities necessary to facilitate the production of moderate-income housing. Strategy F states that the city will, “zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers,
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	or employment centers.” Antelope Drive is a major transit corridor in the city and
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	includes primarily commercial uses with the exception of some residential.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	Housing supply and affordability continue to be major concerns for communities in the Wasatch Front region, and the demand for residential land to develop remains high. For these reasons, the applicant and property owner are requesting a rezone to allow for commercial space along Antelope Drive and residential to the rear in accordance with current market demands and pressures. Additionally, with the requirements of state code to provide moderate income housing through the implementation of the city's moderate income housing plans, changing the land use of the rear portion of this property to residential would be supported by the moderate-income housing element of the general plan.

General Plan & Station Area Plan Analysis

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 6 - Land Use & City Form, which help provide a visual understanding of where and how growth, development, and change should—or should not—be accommodated over the next 10 to 20 years.

The future land use designation of the subject property as shown on the General Plan Future Land Use Map is “General Commercial”. This category is primarily for current or future commercial activities, including office, entertainment, retail, and restaurant uses. Horizontal mixed-use with residential behind the commercial may be considered, but may not be developed without a commercial component.

The zones that correspond to the “General Commercial” land use designation are the Commercial Zones (C-1 & C-2), the Downtown Redevelopment Zone (DR), and the Gateway Corridor Commerce Zone (CC). The existing M-1 (Manufacturing) zoning of the subject property is not consistent with the land use vision established by the General Commercial designation. The proposed rezone provides an opportunity to bring the property's zoning into greater alignment with the City's adopted future land use vision and establish zoning that more appropriately reflects the anticipated long-term development of the area. For residential development proposed as part of a horizontal mixed-use development, the adopted residential zone that corresponds to the proposed residential housing type would be the most suitable. Based on the type of housing and density shown in the concept site plan, the most appropriate residential zone would be R-3.



The Clearfield Connected Station Area Plan indicates support for the proposed amendment, with the future land use map envisioning Highway Commercial on the corner of 1000 East and Antelope Drive, with the remainder of the subject property designated for 2-3 story medium density residential uses.

Based on the review and analysis of the General Plan and Station Area Plan, staff finds that the proposed zoning with commercial along Antelope Drive and a mix of residential zoning to the rear is by and large supported by the General Plan. As mentioned in the above table, a key consideration for the Planning Commission and City Council to consider is whether the proposal provides sufficient commercial zoning to accomplish the city's vision for commercial uses along the corridor.

Findings & Conclusion

Based on the analysis of this request and the Clearfield City General Plan, Station Area Plan, and Moderate Income Housing Plan staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based on the analysis of the staff report and the following findings:

1. **The proposed zoning map amendment is generally consistent with the adopted General Plan and Clearfield Connected Station Area Plan.** The proposed C-2 zoning along Antelope Drive provides for commercial development consistent with the General Commercial future land use designation, while the proposed R-3 zoning to the rear provides an opportunity for medium-density residential development consistent with the land use vision established in the Clearfield Connected Station Area Plan. The proposed zoning arrangement also supports the General Plan's direction to accommodate a mix of commercial and residential uses where appropriate.
2. **The proposed zoning map amendment provides an opportunity to better align the property's zoning with the City's adopted land use vision.** The existing M-1 (Manufacturing) zoning is not consistent with the General Plan Future Land Use Map, which identifies the property for General Commercial uses. The proposed C-2 and R-3 zoning would more closely reflect the anticipated long-term development pattern identified in the General Plan and Clearfield Connected Station Area Plan.
3. **The proposed amendment provides an opportunity to transition an underutilized property toward uses that support the City's long-term development objectives.** The property is currently used primarily for trailer storage, and its location within the Clearfield Station Area provides an opportunity for redevelopment that supports transit-oriented development, increased housing opportunities, and a more efficient use of land near major transit



investment. The proposed combination of commercial and residential uses is consistent with the City's objective of accommodating growth and housing in proximity to employment, commercial services, and public transportation.

4. **The proposed zoning map amendment can be appropriately implemented through a development agreement that establishes standards and expectations for future development of the property.** Requiring a development agreement as part of the rezone will provide the City with an opportunity to establish development parameters, including limiting the residential component to the proposed townhome housing type and addressing site design, architectural standards, development timing, and other appropriate considerations. These provisions will help ensure that future development is consistent with the intent of the proposed zoning amendment and the City's adopted planning objectives.
5. **The proposed division of the property between commercial and residential uses provides an appropriate transition from the Antelope Drive commercial corridor to residential development.** Locating the commercial component along Antelope Drive maintains a commercial presence along the corridor while placing the medium-density residential component to the rear of the property. This arrangement is consistent with the horizontal mixed-use concept contemplated by the General Plan and provides a reasonable transition between the commercial corridor and surrounding residential development.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

The proposed amendment provides an opportunity to transition an underutilized property toward uses that support the City's long-term development objectives. The property is currently used primarily for trailer storage, and its location within the Clearfield Station Area provides an opportunity for redevelopment that supports transit-oriented development, increased housing opportunities, and a more efficient use of land near major transit investment.

HEDGEHOG SCORE

Not considered

FISCAL IMPACT

A direct fiscal impact is not anticipated from the proposed zoning map amendment. Future development could increase the City's property tax base and generate additional development-



related revenues, including applicable building permit and impact fees. The proposed mix of commercial and residential development may also generate ongoing property tax and other revenues, although the specific fiscal impact cannot be determined at this time.

ALTERNATIVES

1. **Move to approve** the zoning map amendment request to rezone the subject property from M-1 (Manufacturing) to C-2 (Commercial) and R-3 (Residential).
2. **Move to deny** the zoning map amendment request to rezone the subject property from M-1 (Manufacturing) to C-2 (Commercial) and R-3 (Residential).
3. **Move to table** the zoning map amendment request to a specific meeting date and request additional information to consider the request.

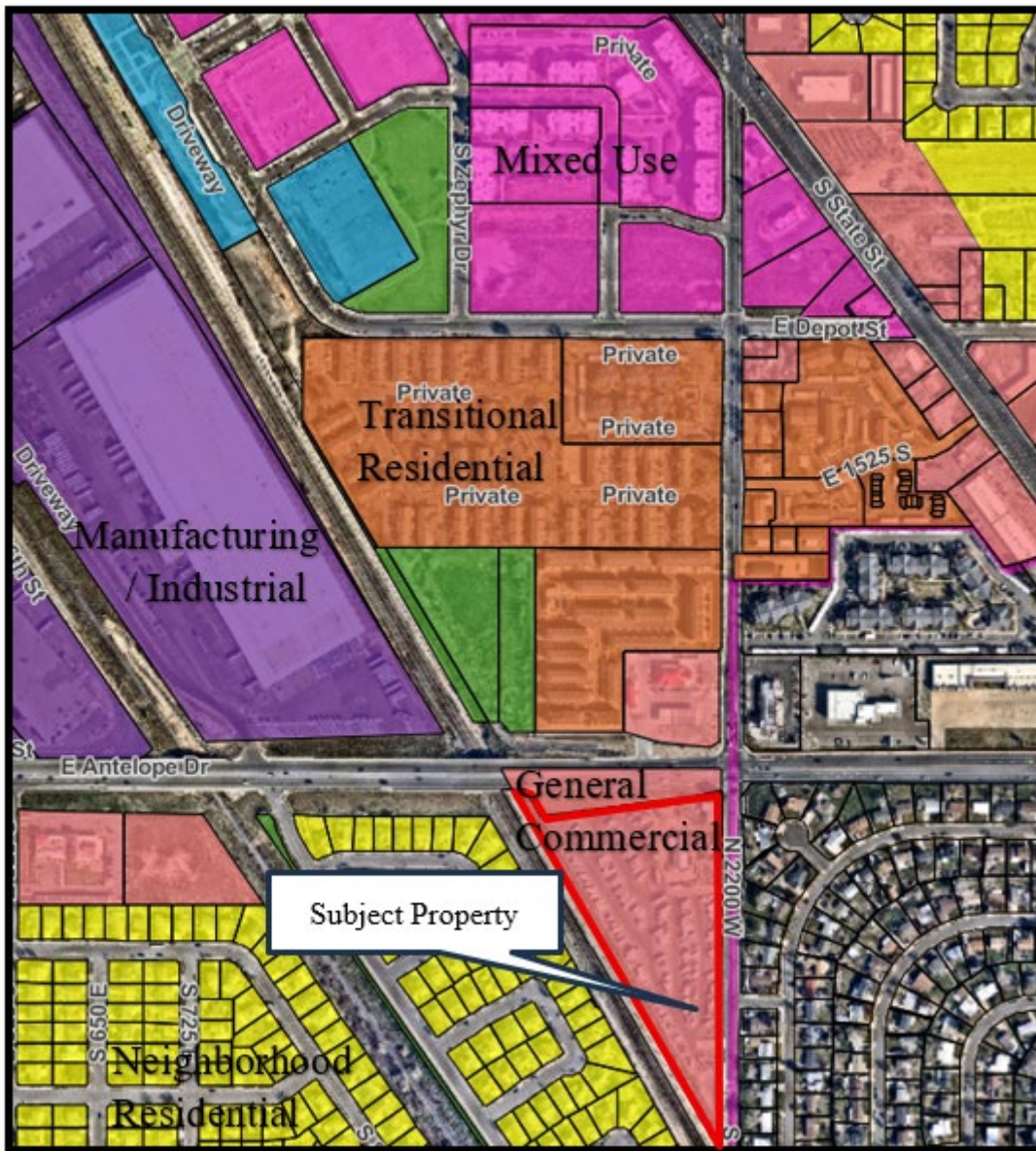
SCHEDULE / TIME CONSTRAINTS

The request is scheduled for a City Council Work Session discussion on September 8, 2026, followed by a City Council Policy Session and public hearing on September 22, 2026.

LIST OF ATTACHMENTS

- 1000 E Antelope Drive - General Plan Map
- 1000 E Antelope Drive - Zoning Map
- Station Area Plan Future Land Use Map
- Proposed Rezone
- Concept Site Plan
- Public Comment – Davis & Weber Counties Canal Company

240 EAST 1700 SOUTH – GENERAL PLAN MAP



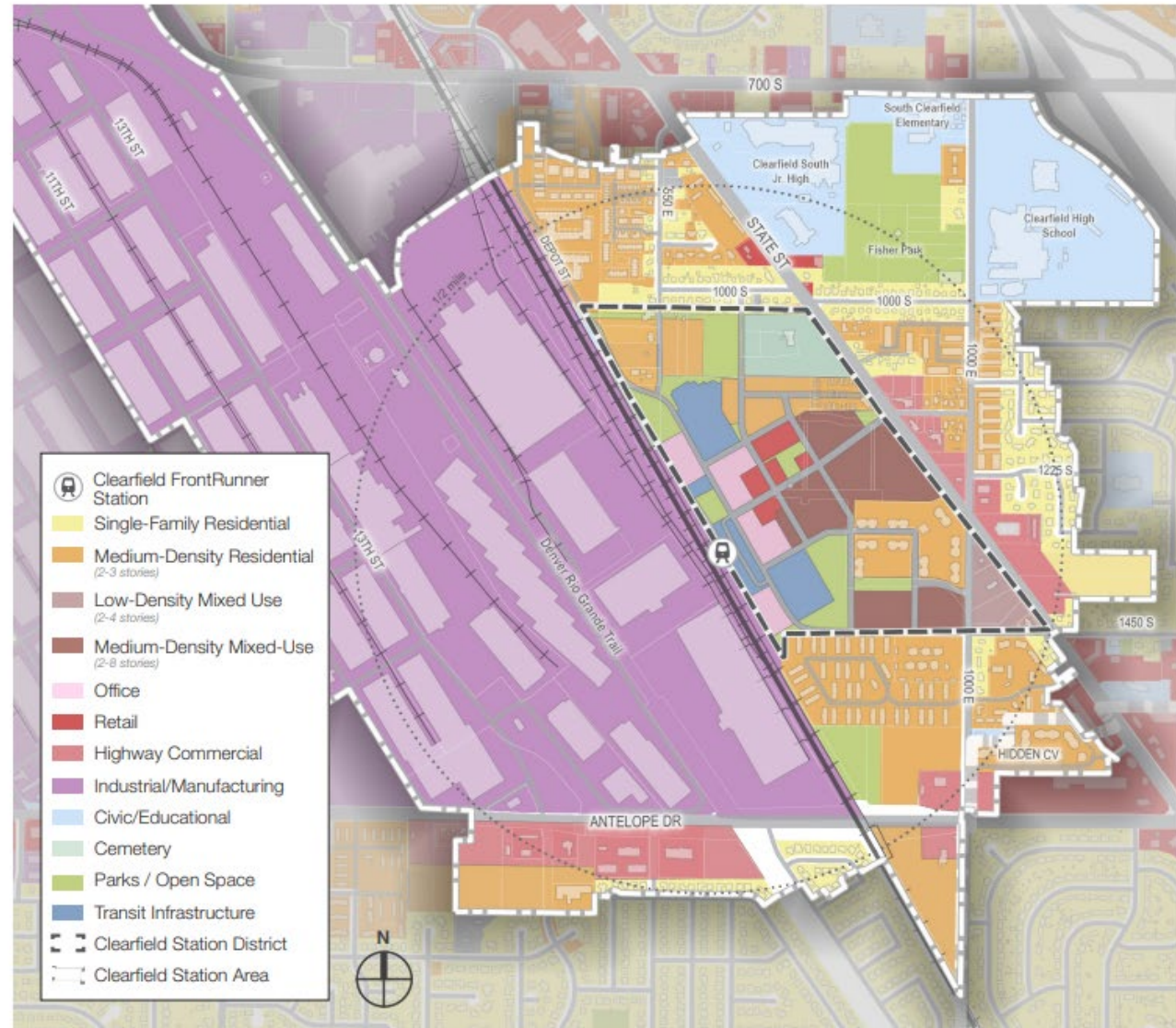
Future Land-Use

The Clearfield Station Area is a diverse neighborhood that contains a variety of land-uses within the Station Area and its zone of influence. When complete, the area will merge existing neighborhoods and uses with new ones, resulting in a complex mix of complementary uses. These can be developed as horizontal mixed use projects (a variety of single use buildings) or vertical mixed use projects (multiple uses within individual buildings).

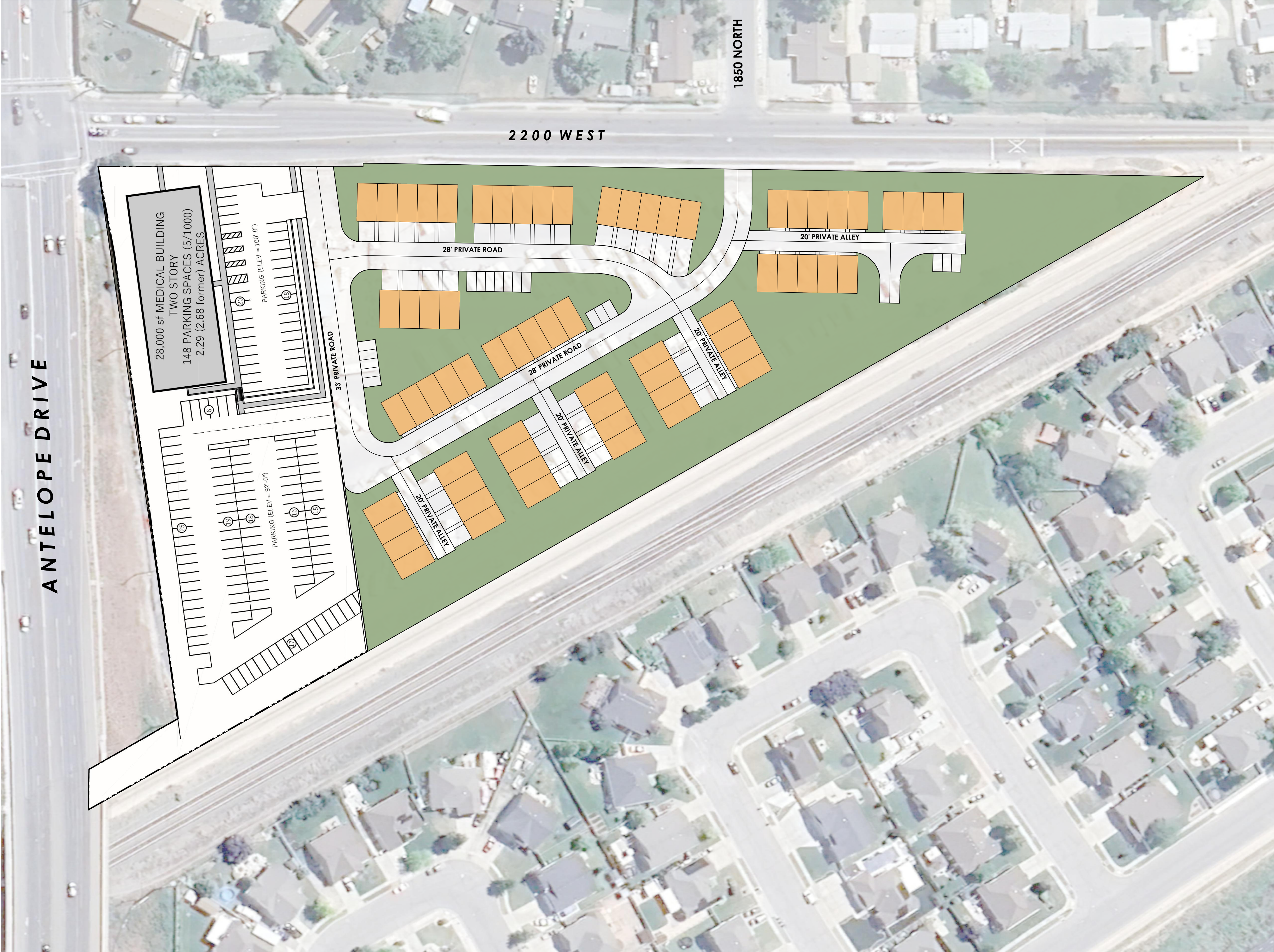
The accompanying land-use diagram details and refines the envisioned land uses for the area. The Clearfield Station District is where the bulk of new development and change is envisioned and is the focus of many of the subsequent sections of this document.

Future land-uses are arranged with the highest intensity uses concentrated near the center of the MDP site adjacent to the platform and are assumed to generate high transit ridership.

Table 1 indicates the anticipated areas and percentages of land allocated to each use.







CONCEPT TABULATIONS

TOTAL ACREAGE	±7.3 ACRES
COMMERCIAL ACREAGE	2.3 ACRES
RESIDENTIAL ACREAGE	5.0 ACRES
CURRENT ZONE	M-1

LOT/UNIT COUNT	67
TOTAL DENSITY	13.4 UNITS/ACRE

PARKING

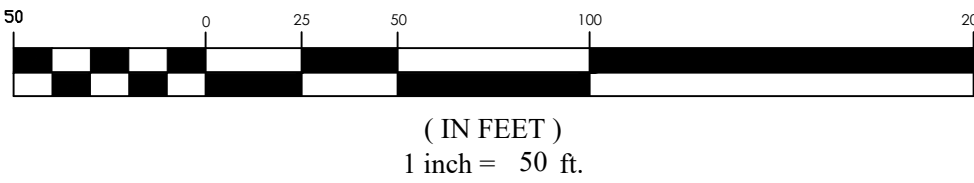
T.H. PARKING REQUIREMENT	2.6 STALLS/3-BD UNIT (175 STALLS)
PRIVATE PARKING	70
GARAGE PARKING	134
GUEST PARKING	18
TOTAL T.H. PARKING	222 (3.3 STALLS/3-BD UNIT)

LEGEND

-  REAR-LOAD TOWNHOMES (20'x38')
-  COMMON OPEN SPACE

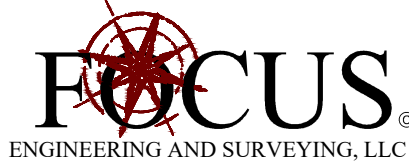


GRAPHIC SCALE



NESSEN CLEARFIELD PROPERTY concept A

CLEARFIELD, DAVIS COUNTY
10/10/2025
25-0345



Tyson Stoddard

From: Rick Smith <Ricks@davisweber.org>
Sent: Monday, August 24, 2026 5:11 PM
To: Tyson Stoddard
Cc: Mike Kolendrianos; Monte Byram; Andrew I
Subject: Antelope.2200 West development coordination
Attachments: Clearfield Notice of Development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tyson,
Just an FYI, there is flood irrigation along Antelope Drive and pressure irrigation (Layton) on 2200 West.
They need to be protected and shown on the plans.
Thanks.



Richard (Rick) D. Smith, PE

General Manager

Davis & Weber Counties Canal Company

138 West 1300 North (Sunset, UT 84015

P 801-774-6373 (F 801-774-5424 (C 801-540-8345

RickS@DavisWeber.org

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