



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 22, 2026 - POLICY 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

7:00 P.M. POLICY MEETING

CALL TO ORDER:

Mayor Mark Shepherd

OPENING CEREMONY:

Pledge of Allegiance

Solemn Moment of Reflection

Council Member Wurth

APPROVAL OF MINUTES:

September 8, 2026 – Work Meeting

September 8, 2026 – Policy Meeting

PUBLIC HEARINGS:

1. **PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2026 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

BACKGROUND: The City Council was provided a copy of the 2025-2026 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER). The report is an overview of the accomplishments that were met during the previous program year. Residents were given the opportunity to review the report at the Customer Service Center from September 1, 2026 to September 18, 2026. To date no public comments have been received.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE 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)

BACKGROUND: The Downtown Form Based Code (FBC) was adopted in 2020 and established the T-C Zone (Town Mixed Commerce). 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. 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 (Manufacturing) than with the intended character of the T-C Zone.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE 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 SOUTHERN SIDE OF THE PROPERTY TO R-3 (RESIDENTIAL)

BACKGROUND: An application has been received requesting a rezone for property located at approximately 1000 East Antelope Drive. The property is approximately 7.624 acres. The request is to rezone the front 2.6 acres to C-2 (Commercial) and the southern side of the approximately 5 acres to R-3 (Residential) for a townhome development. Access to the site is proposed to be two locations on 1000 East. The applicant has expressed a willingness to negotiate a development agreement with the City to address development timelines, owner occupancy, and architectural design standards for the townhome community.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY-INITIATED ZONING TEXT AMENDMENTS TO TITLE 11 OF THE CLEARFIELD CITY CODE FOR RESIDENTIAL DESIGN AND PARKING REGULATIONS

BACKGROUND: Recent amendments to Utah law, specifically Utah Code § 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. The proposed amendments address those issues.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic relevant to city business. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcityut.gov.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

6. CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2026 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) 2025-2026 Consolidated Annual Performance Evaluation Report (CAPER) and authorize the mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2026-17 A ZONING MAP AMENDMENT REQUEST TO REZONE APPROXIMATELY 2.6 ACRES OF FRONTAGE OF THE PROPERTY LOCATED AT 1000 EAST ANTELOPE DRIVE FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL); AND APPROXIMATELY 5 ACRES OF THE SOUTHERN SIDE OF THE PROPERTY TO R-3 (RESIDENTIAL)

RECOMMENDATION: Approve, table, or deny Ordinance 2026-17 a zoning map amendment request to rezone approximately 2.6 acres of the property frontage located at 1000 East Antelope Drive from M-1 (Manufacturing) to C-2 (Commercial), and approximately 5 acres of the southern side of the property to R-3 (Residential); and authorize the mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2026-15 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)

BACKGROUND: Approve Ordinance 2026-15 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) and authorize the mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2026-16 THE CITY-INITIATED ZONING TEXT AMENDMENTS TO TITLE 11 OF THE CLEARFIELD CITY CODE FOR RESIDENTIAL DESIGN AND PARKING REGULATIONS

RECOMMENDATION: Approve Ordinance 2026-16 the city initiated zoning text amendments to Title 11 of the Clearfield City Code for residential design and parking regulations and authorize the mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

- A. Mayor's Report
- B. City Council's Reports
- C. City Manager's Report
- D. Staff Reports

*****ADJOURN AS THE CITY COUNCIL*****

Posted on September 18, 2026.

/s/Nancy R. Dean, 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 Dean at Clearfield City, Nancy.dean@clearfieldcityut.gov & 801-525-2700.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 PM WORK MEETING
September 08, 2026

City Building
55 South State Street
Clearfield City, Utah

These meeting minutes were created with the aid of an AI-powered transcription and summarization tool – Otter.ai and ChatGPT. The output was used as a draft and was subject to human review, editing, and fact-checking to ensure accuracy and compliance with city standards before publication. The City Clerk is responsible for the final content of these minutes.

PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Nike Peterson, Councilmember Megan Ratchford, Councilmember Dakota Wurth, Councilmember Danielle King

ABSENT: Councilmember Karece Thompson

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Victim Advocate Teresa Vigil, Community Services Director Eric Howes, Police Chief Kelly Bennett, Public Works Director Adam Favero, Community Development Director Stacy Millgate, Planner Tyson Stoddard, Community Relations Director Shaundra Rushton, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Michael Christensen, Michelle Hicks – Animal Control Davis County, Tasha Kosano

Mayor Shepherd called the meeting to order at 6:00 p.m. and noted that Councilmember Thompson was excused. Because the Davis County Animal Care representative had not yet arrived, Mayor Shepherd adjusted the order of the meeting and proceeded with the discussion regarding a temporary land use regulation for data centers.

DISCUSSION OF A PROPOSED TEMPORARY LAND USE REGULATION - DATA CENTERS

Associate Planner Tyson Stoddard explained that the proposed temporary land use regulation followed the Council's previous discussion regarding data centers. He stated that data centers were an evolving land use that was not specifically defined or categorized in the City Code and could have significant infrastructure and operational impacts, including electrical and water demands, that were not fully addressed by existing regulations. The proposed temporary regulation would provide up to 180 days for the City to study the use and consider permanent regulations while protecting the City's ability to plan for potential impacts. If adopted, the regulation would apply citywide and temporarily restrict construction of new data centers, conversion or alteration of buildings for data center use, expansion of existing data centers, and associated subdivision activity. Mr. Stoddard clarified that the regulation would not determine

that data centers were permanently prohibited or incompatible with any zoning district. Staff recommended adoption of the temporary regulation and direction to study data centers and potential permanent regulations. If the Council declined to adopt the temporary regulation, staff still recommended studying the use and its impacts.

Councilmember Peterson asked whether the temporary regulation would allow the City time to respond to anticipated changes at the state level rather than making individual administrative determinations under the City's existing process. Councilmember King stated that the Legislature was actively studying data centers, including regulatory thresholds, tax incentives, and energy demands. She supported providing Clearfield an opportunity to establish its own policy rather than leaving the determination to an administrative decision when a data center use was proposed. Councilmember Peterson agreed.

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)

Associate Planner Tyson Stoddard reviewed proposed amendments related to trailer sales. He explained that trailer sales had not originally been a permitted use in the Town Center (TC) Form Based Code when it was established in 2020. In 2025, the code was amended to allow trailer sales following uncertainty over whether the use could be classified as motor vehicle sales and discussions involving a prospective State Street business, the Office of the Property Rights Ombudsman, and the City Council.

Following additional evaluation of the existing trailer sales business, staff determined that trailer sales had operational characteristics distinct from motor vehicle sales, including outdoor display and trailer stacking, and were more compatible with the M-1 Manufacturing Zone than the mixed-use character intended for downtown. The proposed amendment would establish a definition for trailer sales, remove trailer sales as a permitted use in the TC Zone, retain applicable Form Based Code development standards for legal nonconforming trailer sales uses, and establish trailer sales as a conditional use in the M-1 Zone. Mr. Stoddard reported that the Planning Commission had recommended approval of the text amendment based on the findings in the staff report. Mayor Shepherd stated that the proposed approach made sense.

DISCUSSION OF A CITY-INITIATED ZONING TEXT AMENDMENT TO TITLE 11 OF THE CLEARFIELD CITY CODE FOR RESIDENTIAL DESIGN AND PARKING AMENDMENTS

Associate Planner Tyson Stoddard reviewed proposed amendments intended to bring the City Code into compliance with Utah Code § 10-20-618, which limited municipal authority over certain residential design elements and parking requirements for single-family, two-family, and townhome development. Mr. Stoddard explained that the amendments would reduce the City's minimum finished floor area requirement from 1,200 square feet to 1,000 square feet where applicable, consistent with the maximum allowed under state law. He also explained that state law prohibited a municipality from requiring a garage for residential development meeting the

statutory definition of affordable housing, defined as 80% of the median county home price, and established limitations on parking and garage dimensions.

Mr. Stoddard stated that the amendments otherwise generally maintained the City's existing requirements for attached two-car garages for single-family, two-family, and townhome development. The amendments also proposed a new definition of "townhome," added townhomes as permitted uses in the R-2 and R-3 Zones, and limited connected townhome buildings to a maximum of six units, consistent with previous development agreements and the downtown Form Based Code. Mr. Stoddard presented the proposed townhome definition and explained that the draft stated that townhome developments "may" be regulated using multifamily development standards for site design, open space, landscaping, and similar requirements.

Councilmember Peterson questioned the use of "may" rather than mandatory language. Councilmember Peterson stated that if multifamily standards were considered the appropriate standards for townhome developments, the ordinance should clearly require their application rather than create ambiguity regarding which standards would apply. Mr. Stoddard agreed with the concern and stated that he could not identify a situation in which the City would not regulate the development in that manner. Mr. Stoddard agreed to revise the language before the item went to the policy meeting, absent Council objections.

Councilmember King asked whether the new state law specifically referenced townhomes. Mr. Stoddard confirmed that townhomes were specifically referenced in the parking and garage dimension provisions. Councilmember King confirmed that the statute prohibited requiring covered parking for qualifying affordable housing but still allowed the City to require two uncovered parking spaces. Councilmember King clarified that, under the proposed City amendments, the primary distinction for housing falling within the statutory affordability threshold would be whether a garage could be required. Mr. Stoddard confirmed that interpretation.

Mr. Stoddard reported that the Planning Commission had received public comment supporting optional garages in all zones and questioning whether the statutory affordable housing threshold would apply to much new construction based on current county home values. Mr. Stoddard stated that, regardless of how frequently the threshold might apply, the City Code needed to comply with state law. The Planning Commission recommended approval of the amendments.

Councilmember Wurth asked about the rationale for requiring attached two-car garages for townhomes and noted that some existing townhome developments could not be constructed under that requirement. Mr. Stoddard explained that garages helped provide orderly parking and reduced spillover onto public streets. Mayor Shepherd added that garages also provided storage space for residents. Councilmember Wurth suggested that allowing developers some flexibility regarding garages could have value when the objective was to create denser and potentially more affordable housing.

Councilmember Peterson discussed concerns with garage, driveway, and street dimensions in newer townhome developments. Councilmember Peterson stated that some garages and

driveways were not functionally sized for modern vehicles, which resulted in vehicles extending into sidewalks or parking on narrow streets. She emphasized that eliminating garage requirements would need to be accompanied by adequate street circulation, roadway widths, driveway dimensions, or other parking accommodations to maintain access for police, fire, snow removal, and other services. Mayor Shepherd agreed that adequate roadway and driveway dimensions would be necessary if garages were not required, particularly because winter parking restrictions limited the use of streets for overnight parking.

Councilmember Peterson stated that the City should retain appropriate development standards that addressed the long-term functionality and safety of neighborhoods, even when state policy was focused on reducing housing costs. Councilmember Peterson indicated a willingness to consider eliminating townhome garage requirements if subdivision and circulation standards were adjusted to provide adequate alternative parking and emergency access. Councilmember King asked whether the City could still require two off-street parking spaces, and Mayor Shepherd stated that this could require driveways of sufficient depth.

Mr. Stoddard noted that garages were not currently required for townhomes in the downtown area, yet developers had generally chosen to construct garages. Councilmember King observed that parking problems had still occurred in some developments where garages or parking areas were inadequate. Councilmember Peterson reiterated concerns regarding the cumulative loss of municipal authority over local development standards and emphasized the City's responsibility to maintain safe and functional neighborhoods. Mayor Shepherd discussed the challenges of achieving housing affordability through regulatory changes alone and noted that market conditions continued to influence housing prices.

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)

Associate Planner Tyson Stoddard presented a proposed rezone for approximately 7.62 acres at the corner of 1000 East and Antelope Drive. The property was zoned M-1 Manufacturing and contained a residential dwelling and commercial storage, primarily of camping trailers. The applicant proposed rezoning approximately 2.6 acres near the corner to C-2 Commercial and approximately five acres at the rear to R-3 Residential.

Mr. Stoddard explained that the conceptual plan showed an approximately 28,000-square-foot, two-story commercial building, with medical office identified as a potential use, and approximately 67 townhomes at a density of approximately 13.4 units per acre. He clarified that the medical office use was conceptual and no tenant had been finalized.

Mr. Stoddard reported that the Davis and Weber Counties Canal Company had submitted written comments regarding an irrigation line along Antelope Drive and a pressurized water line along 1000 East. Residents from an adjacent Layton neighborhood raised concerns regarding traffic on 1000 East, particularly during morning and afternoon peak periods and when trains blocked nearby crossings. Residents also expressed concerns about pedestrian safety and incomplete

sidewalks on both the Clearfield and Layton sides of the roadway.

Mayor Shepherd noted that Layton City had obtained funding for pedestrian improvements. Mr. Stoddard stated that Layton was planning a pedestrian bridge and that Layton public works staff anticipated completing the project by approximately the end of 2028, with the federal grant requiring completion by the end of 2030. Councilmember Wurth asked about the location of the bridge, and Councilmember Peterson noted that the project was intended to provide continuous pedestrian access between Gordon Avenue and Antelope Drive.

Mr. Stoddard reported that the Planning Commission recommended approval of the rezone subject to a development agreement. The applicant had expressed willingness to address development timelines, standards, site layout, and owner-occupancy requirements through the agreement. The applicant anticipated the townhomes would be a for-sale product and was willing to evaluate owner-occupancy requirements.

Mr. Stoddard explained that staff found the proposed rezone generally consistent with the General Plan and Station Area Plan. Manufacturing was not envisioned as the long-term use for the property, while commercial and residential uses could support the City's transit-oriented development goals and proximity to the Clearfield FrontRunner Station. The General Plan identified the area primarily for commercial use but allowed residential development when commercial development was included as part of the project. Mr. Stoddard stated that the Council would need to determine whether the proposed amount of commercial development sufficiently fulfilled the City's vision for the Antelope Drive corridor.

Councilmember Ratchford asked whether the commercial parking area could result in reduced parking within the residential portion. Mr. Stoddard stated that the residential development would still be required to satisfy the City's multifamily parking standards and indicated that three-bedroom townhomes would require approximately 2.67 parking spaces per unit. Mayor Shepherd anticipated that some shared or cross-access parking could potentially occur because commercial parking would generally be less utilized at night.

Councilmember Peterson stated that the combination of commercial and residential uses could work but expressed concern that the conceptual plan did not provide enough commercial development to justify the requested residential component. Councilmember Peterson compared the proposal with development north of Antelope Drive, where significant commercial activity had accompanied residential development, and stated that the conceptual medical office appeared substantially overparked. Councilmember Peterson believed the commercial component should provide a more meaningful contribution to the commercial corridor rather than represent the minimum amount necessary to facilitate housing on the remainder of the site.

Mr. Stoddard cautioned against evaluating the conceptual site plan too specifically because the current application concerned the rezone rather than final site design. Councilmember Peterson acknowledged that distinction but stated that because the rezone was a legislative decision and would be accompanied by a development agreement, the Council should determine whether the applicant was making a sufficient commitment to the commercial vision for the corridor.

Mayor Shepherd stated that the site presented significant engineering and grading challenges, particularly on the commercial portion near Antelope Drive. Mayor Shepherd supported residential development on the lower portion of the site and stated that detailed issues such as building size, phasing, and development progression could be addressed through the development agreement. Mayor Shepherd supported the overall commercial/residential concept and particularly supported three-bedroom for-sale townhomes because of the limited supply of that housing type.

Councilmember Wurth expressed support for the potential redevelopment and believed the traffic impacts might be manageable based on familiarity with the area. Mayor Shepherd acknowledged that 67 townhomes would generate additional vehicles but noted that train crossings also periodically stopped northbound traffic, creating opportunities for vehicles to enter and exit 1000 East. Staff indicated that the rezone was expected to return for Council consideration in approximately two weeks.

UPDATE FROM ANIMAL CARE OF DAVIS COUNTY – DIRECTOR, MICHELLE HICKS

Mischelle Hicks, Davis County Animal Care Director, presented a report regarding services provided by Davis County Animal Care and Clearfield-specific activity. Ms. Hicks stated that Animal Care intended to provide reports to the City approximately twice each year.

Ms. Hicks reviewed services including shelter adoptions, owner surrenders, private rehoming assistance, field enforcement, volunteer and foster programs, the community cat program, emergency animal preparedness, a donation-supported pet food pantry, and lost-and-found resources. She stated that Animal Care employed 10 officers, including one focused on community cats, and worked with law enforcement on animal-related incidents. Ms. Hicks emphasized the importance of volunteer and foster support to shelter operations.

Ms. Hicks reported that Clearfield represented slightly more than 9 percent of Davis County's population while accounting for approximately 10.5 percent of Animal Care field services. For January through June 2026, Clearfield's most common field service calls involved animal welfare checks, followed by animal-versus-animal incidents. Hicks stated that leash law violations were often a contributing factor. She also reported 87 adoptions associated with Clearfield compared with 60 owner surrenders during the period.

Ms. Hicks discussed nuisance and barking complaints and explained that Animal Care provided information and education when complaints met ordinance requirements. She then reviewed recommendations following Animal Care patrols of parks throughout Davis County. For Steed Park, staff recommended additional leash law/pet waste signage and waste stations near the Rio Grande Rail Trail intersection, the 300 North pickleball courts, and baseball fields. Fisher Park and Hamblin Park were identified as active locations that lacked leash law and pet waste signage. Ms. Hicks also recommended replacing a faded leash law sign at Train Watch Park. She explained that visible and standardized signage assisted officers with education and enforcement and offered to provide examples of signage used by North Salt Lake.

Ms. Hicks invited the City to include Animal Care at community events when appropriate. She

reported that 68 Clearfield-related volunteers had provided more than 600 volunteer hours during 2025, excluding foster care hours. She also described programs that allowed members of the public to take shelter dogs on short outings or weekend stays, providing animals with time outside the shelter and giving staff additional information useful for matching the animals with permanent homes.

Councilmember Peterson moved to adjourn from the work-session portion of the meeting and transition to the policy meeting at 7:02 p.m., seconded by Councilmember Wurth.

RESULT: Passed [4 to 0]

YES: Councilmember Peterson, Councilmember Ratchford, Councilmember King, Councilmember Wurth

NO: None

ABSENT: Councilmember Thompson

Mayor Shepherd re-convened the work meeting at 8:00 p.m.

DEPARTMENT UPDATES

VICTIM SERVICES / VOCA FUNDING UPDATE

City Attorney Stuart Williams reported that the State had notified agencies that additional Victims of Crime Act (VOCA) funding was available and needed to be distributed within a short period. Clearfield requested an additional \$10,000 and was awarded \$8,000. Mr. Williams explained that the additional funding would allow the City to provide increased assistance through the end of the funding period and potentially serve eligible individuals outside Clearfield when appropriate to ensure the funds were used. He stated that the additional \$8,000 would be reflected in a future budget amendment.

EMPLOYEE SURVEY

Communications Manager Shaundra Rushton presented an update on the City's newly launched all employee survey. She stated that employees had received a survey containing 30 questions designed to measure overall organizational health, including employee engagement and alignment with the City's vision, direction, core values, and projects; employees' ability and resources to perform their work; whether employees felt respected and supported; opportunities for professional growth; and whether employees believed they received fair value through compensation, benefits, flexibility, and other employment factors.

Ms. Rushton explained that most questions used an agree/disagree scale and that optional open-ended questions were included at the end. The survey was being administered by Energage, a third-party survey company, to support anonymity and provide research-based questions. Ms. Rushton reported that she had met individually with seven departments or employee groups to encourage participation and explain the survey. City Manager JJ Allen noted that Ms. Rushton and Human Resources had partnered on the effort.

Ms. Rushton stated that the survey would remain open for three weeks, with results anticipated by the end of September. Staff intended to report the results to employees and departments,

identify areas for improvement, and likely repeat the survey the following year to establish comparative data. Mr. Allen indicated that the cost of repeating the survey should be anticipated in the next budget.

JETS 2.0

Communications Manager Shaundra Rushton presented two vendor options for the next phase of the City's jet display project. She explained that a new vendor had initially quoted approximately \$70,000 for four unique aircraft molds but provided a revised option for four F-35 aircraft with approximately eight-foot wingspans. She had also obtained a competing proposal from the City's previous vendor for four different aircraft designs, identified as an F-35, F-34, B-24, and B-21, with a comparable lead time. The previous vendor would also provide base paint colors so the aircraft would be ready for artists.

Ms. Rushton explained that staff had explored another vendor because of delays experienced with the previous project, although some of those delays were related to health issues experienced by the vendor. She stated that the new vendor was a larger operation and had provided a more standardized proposal, while the previous vendor was a smaller business that offered more customization and flexibility.

Mayor Shepherd stated a preference for having a variety of aircraft and noted the local connection of the B-21 to Northrop Grumman employees working in Clearfield. Councilmember Wurth identified the base color coating and the City's familiarity with the previous vendor as benefits. Councilmember Ratchford also favored incorporating different aircraft and supporting the smaller business, provided the vendor could meet the City's expectations.

Councilmember Ratchford asked whether the size and quality of the new aircraft would meet expectations, noting concerns that the previous aircraft appeared smaller than anticipated. Ms. Rushton explained that the previous vendor had complied with the dimensions originally specified by the City, but the new proposal would specifically require an eight-foot wingspan. Mayor Shepherd stated that the larger aircraft should be readily visible from the street.

Mayor Shepherd requested that the contract include a penalty or other consequence for late delivery. City Attorney Stuart Williams stated that such a provision could be included, subject to the vendor agreeing to it. Mayor Shepherd stated that the vendor needed to commit to the quoted seven to nine month delivery schedule rather than extending the schedule solely to avoid accountability for delays.

After further discussion, Mayor Shepherd asked for a consensus on the second option, involving the previous vendor and multiple aircraft designs. Councilmembers indicated agreement by consensus. Staff was therefore directed to proceed with the second vendor option, with emphasis on the specified eight-foot wingspan and contractual accountability for the delivery schedule.

FISHER PARK IMPROVEMENTS

Community Services Director Eric Howes reported on improvements underway at Fisher Park. He stated that the playground installation contractor had been working for approximately two weeks and had installed an estimated 85 to 90 percent of the playground elements. Remaining

work primarily involved smaller ground-level features and surfacing.

Mr. Howes stated that the contractor responsible for civil improvements, including sidewalks, retaining walls, and fencing, had begun work that day. The sidewalk on the south side had been removed and would be replaced with a wider, wheelchair-accessible sidewalk. Contractors were working toward installing the poured-in-place playground surfacing on approximately September 17, although Mr. Howes noted that the schedule was aggressive and temperature conditions could affect installation later in the year.

Mr. Allen asked about shade at the playground. Mr. Howes stated that four shade elements were included with the playground structure and that staff was also discussing a potential Holy Cross Hospital donation for covered benches, which could provide additional shade.

Mr. Howes also reported on the basketball court improvements at Bicentennial Park. Site preparation and road base work had been completed, a contractor had been selected, basketball standards had been ordered, and construction was anticipated to begin the following week. The Utah Jazz had expressed interest in participating in a grand opening. Although September had initially been discussed, Mr. Howes anticipated the event would likely occur in October. The Jazz had indicated that a player and the Jazz Bear could participate.

Councilmember King asked whether the City would hold a ribbon cutting for the playground. Mr. Howes stated that a date had not been established but anticipated an October event if construction remained on schedule.

POLICE COMMUNITY OUTREACH

Police Chief Kelly Bennett reviewed recent Police Department community outreach activities. Chief Bennett first reported on the Cops and Cars event held in June. The department selected the Jason W. Reed Foundation to receive event proceeds. The foundation was named for a former Centerville police officer who died in an off-duty motor vehicle accident and provided safety equipment to law enforcement agencies throughout the Wasatch Front. Chief Bennett reported that the event raised slightly more than \$4,500 for the foundation and included 144 vehicles, making it the largest Cops and Cars event to date. Attendance remained steady throughout the approximately four-hour event.

Chief Bennett then reported on the department's more recent community event, Night Out Against Crime, which also experienced record or near-record attendance. Approximately 630 meals were served. Mission Barbecue provided food to participating officers and samples for attendees. Ten agencies or community resource organizations participated. Two Clearfield businesses provided free haircuts, and AirMed also participated. Chief Bennett thanked the Council for its support and stated that the department intended to continue the outreach events in future years.

Councilmember Ratchford moved to adjourn at 8:21 p.m., seconded by Councilmember Wurth.

RESULT: Passed [4 TO 0]

YES: Councilmember Peterson, Councilmember Ratchford, Councilmember Wurth, Councilmember King

NO: None

ABSENT: Councilmember Karece Thompson

APPROVED AND ADOPTED

This day of 2026

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, September 08, 2026.

/s/ Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 PM POLICY MEETING
September 8, 2026

City Building
55 South State Street
Clearfield City, Utah

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PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Nike Peterson, Councilmember Dakota Wurth, Councilmember Megan Ratchford, Councilmember Danielle King

ABSENT: Councilmember Karece Thompson

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Victim Advocate Teresa Vigil, Police Chief Kelly Bennett, Assistant Police Chief Devin Rogers, Lieutenant Scott Manookin, Community Services Director Eric Howes, Finance Manager Rich Knapp, Public Works Director Adam Favero, Deputy Public Works Director Braden Felix, Community Development Director Stacy Millgate, Sergeant Josh Carlson, Associate Planner Tyson Stoddard, Communications Manager Shaundra Rushton, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Bret Millburn, Michael Christensen

Mayor Shepherd called the meeting to order at 7:04 p.m.

Councilmember Ratchford led the opening ceremonies.

APPROVAL OF MINUTES

August 4, 2026 – Truth in Taxation Meeting
August 11, 2026 – work meeting
August 11, 2026 – policy meeting

August 14, 2026 – work retreat meeting
August 25, 2026 – work meeting

Councilmember Wurth moved to approve the minutes from August 4, 2026 Truth in Taxation meeting, August 11, 2026 work meeting, August 11, 2026 policy meeting, August 14, 2026 work retreat meeting, August 25, 2026 work meeting, seconded by Councilmember Ratchford.

RESULT: **Passed [4 TO 0]**

YES: Councilmember Peterson, Councilmember Wurth, Councilmember Ratchford, Councilmember King

NO: None

ABSENT: Councilmember Karece Thompson

SWEARING IN OF NEW CLEARFIELD CITY POLICE OFFICER BRIAN ROSARIO

Police Chief Kelly Bennett introduced Officer Brian Rosario and reported that Rosario was a lateral transfer from another agency and had begun field training, with several additional weeks remaining. Chief Bennett stated the Police Department was pleased to have Officer Rosario's prior experience and welcomed Officer Rosario to Clearfield City.

City Recorder Nancy Dean administered the oath of office to Officer Rosario. Mayor Shepherd congratulated Officer Rosario, welcomed the officer to Clearfield City, and expressed appreciation for Officer Rosario's decision to join the City.

OPEN COMMENT PERIOD

Bret Millburn introduced himself as a Davis County resident, former Davis County Commissioner, and unaffiliated candidate for Davis County Commission Seat B in the November election. Mr. Millburn discussed previous experience as a county commissioner and stated that concerns regarding county government during recent years contributed to the decision to seek office again. Mr. Millburn expressed the view that county commission service should focus on serving residents rather than political partisanship and emphasized the importance of cooperation between Davis County and its 15 cities. Mr. Millburn stated that during previous service as a commissioner, the commission made an effort to regularly visit and communicate with city councils, mayors, staff, and residents and expressed support for maintaining those relationships.

Michael Christensen stated that after attending Clearfield City Planning Commission and City Council meetings, he had observed that presentations and slides discussed during meetings were not always included in advance meeting packets or notices. Mr. Christensen also stated that, on some occasions, extensive presentations had been given during pre-meeting discussions while only a portion of the material was later presented during the public meeting. Mr. Christensen recommended that the City review its practices or policies and make presentation materials intended for discussion available to the public in advance and in their entirety whenever practicable.

APPROVAL OF ORDINANCE 2026-13 ESTABLISHING A TEMPORARY LAND USE REGULATION REGARDING DATA CENTER USES WHILE THE CITY EVALUATES APPROPRIATE LAND USE CLASSIFICATIONS AND DEVELOPMENT STANDARDS

Associate Planner Tyson Stoddard presented proposed Ordinance 2026-13 establishing a temporary land use regulation for data-center uses while the City evaluated appropriate land-use classifications and development standards. Mr. Stoddard explained that data centers were an evolving land use that was not specifically defined, regulated, or categorized within Clearfield City Code. Data centers could have significant infrastructure and operational characteristics involving electrical and water demand, cooling systems, backup power

generation, noise, fire protection, emergency response, and related impacts that the City's existing regulations had not been specifically developed to address.

Mr. Stoddard explained that the temporary regulation would provide the City up to 180 days to study data center uses and protect the City's ability to plan for and address potential impacts. The proposed regulation would apply citywide and would temporarily restrict construction of new data centers, conversion or alteration of buildings for data center use, physical expansion of existing data centers, and associated subdivision activity related to data center development. Mr. Stoddard clarified that the temporary regulation would not determine that data centers were permanently prohibited or incompatible with any particular zoning district. During the temporary period, staff would study the characteristics and impacts of data centers, evaluate appropriate zoning classifications and development standards, and develop recommendations regarding potential permanent regulations. Staff recommended adoption of the ordinance and direction to staff to conduct the study. Mr. Stoddard stated that, if the Council declined to adopt the temporary regulation, staff would still recommend studying data centers and developing appropriate permanent regulations.

Councilmember Peterson expressed support for allowing time to evaluate the issue and noted that communities throughout the state were considering how to address data centers and that related state legislation was anticipated. Councilmember Peterson noted that although data centers could potentially be viewed as a form of storage, their specialized infrastructure requirements distinguished them from traditional storage uses. Councilmember Peterson supported a measured approach that would allow the City to develop a fair and more prescriptive land-use framework.

Councilmember Wurth agreed and stated that, as the municipal land use authority, the City should deliberately evaluate the potential impacts of data center uses, including impacts on existing infrastructure. Councilmember Wurth also emphasized the importance of participating in the broader statewide discussion because the technology and associated land uses were developing more rapidly than local and state regulatory frameworks.

Councilmember King agreed and referenced studies regarding the potential impacts of data centers, including effects on aquifers. Councilmember King noted that data centers varied considerably in size and type, ranging from uses incorporated into existing manufacturing facilities to new large scale facilities. Councilmember King supported studying the issue to determine potential impacts on the City and its residents.

City Recorder Nancy Dean noted for the public that the ordinance contained a definition specifying what constituted a data center and what would not be considered a data center for purposes of enforcing the temporary regulation. Councilmember Peterson requested that the definition be read into the record. The definition identified a data center generally as a building, portion of a building, or group of buildings primarily used for computer servers, data-processing equipment, telecommunications equipment, digital storage systems, or related electronic equipment used to process, store, manage, host, exchange, or transmit electronic data. The definition included accessory equipment and infrastructure such as cooling systems, electrical equipment, uninterruptible power supplies, battery energy storage systems serving

the facility, standby generators, and telecommunications equipment. The definition excluded computer servers and information technology equipment that were accessory and incidental to another principal use, as well as telecommunications facilities otherwise separately classified and regulated. The ordinance further provided that the City would consider the primary purpose, physical characteristics, equipment, and operational characteristics of a proposed facility when determining whether it constituted a data center.

Councilmember Wurth moved to approve Ordinance 2026-13 establishing a temporary land use regulation regarding data center uses and authorize the mayor's signature to any necessary documents, seconded by Councilmember Ratchford.

RESULT: Passed [4 TO 0]

YES: Councilmember Peterson, Councilmember Wurth, Councilmember Ratchford, Councilmember King

NO: None

ABSENT: Councilmember Karece Thompson

APPROVAL OF RESOLUTION 2026R-23 AUTHORIZING THE EXECUTION OF A FRANCHISE AGREEMENT WITH FORGED FIBER 37, LLC

Deputy Public Works Director Braden Felix presented Resolution 2026R-23 authorizing execution of a franchise agreement with Forged Fiber 37, LLC. Mr. Felix explained that the agreement would establish a franchise with a utility company that did not currently have a franchise agreement with the City. Forged Fiber 37 would operate facilities previously associated with CenturyLink under AT&T services following the sale of CenturyLink assets to AT&T. The proposed franchise agreement had an initial 15-year term with two optional five-year renewals, allowing for a total potential term of 25 years. Mr. Felix stated that the agreement had originally been drafted by the City's legal counsel and approved by Forged Fiber's legal counsel.

Councilmember Ratchford moved to approve Resolution 2026R-23 authorizing the execution of a franchise agreement with Forged Fiber 37, LLC, and authorize the mayor's signature to any necessary documents, seconded by Councilmember Peterson.

RESULT: Passed [4 TO 0]

YES: Councilmember Peterson, Councilmember Wurth, Councilmember Ratchford, Councilmember King

NO: None

ABSENT: Councilmember Karece Thompson

UPDATE ON THE FISCAL YEAR 2026 YEAR-END FINANCIAL STATUS

Finance Manager Rich Knapp presented an update regarding the City's Fiscal Year 2026 year-end financial status. Mr. Knapp explained that the fiscal year had ended but the numbers were not yet final because the City continued to receive and pay invoices and had only recently received July sales tax information.

Mr. Knapp first reviewed the Water Fund and compared current performance with the water rate study completed approximately eight years earlier. Water Fund revenues had continued to increase while operating expenses remained relatively flat, although the fund now included debt service obligations. Fiscal Year 2026 net operating revenue was approximately \$2 million, and approximately \$1.8 million had been spent on capital projects. Mr. Knapp reported that approximately \$615,000 was added to the cash balance for future one-time projects and stated that performance remained generally consistent with the rate study.

Mr. Knapp reported approximately \$1.6 million in interest earnings across City funds, with approximately \$500,000 attributable to the Water Fund and another significant portion attributable to the CDRA Fund. Water consumption decreased approximately 5 percent from the prior year but remained approximately 9 percent higher than two years earlier. Mr. Knapp stated that July and August usage had also declined compared with the prior year and that one month of lower consumption represented approximately \$40,000 less in City revenue.

Mr. Knapp reported that the General Fund balance decreased approximately \$640,000 during Fiscal Year 2026 compared with a budgeted decrease of approximately \$2.5 million. The City received approximately 98 percent of budgeted revenues and spent approximately 92 percent of budgeted expenditures. The projected unrestricted General Fund balance was approximately 21 percent of revenues, subject to completion of the audit. Mr. Knapp noted that the budget began at approximately 24 percent and contemplated reducing the balance to approximately 17 percent, meaning the City finished ahead of the budgeted projection.

Mr. Knapp reviewed major General Fund revenue sources. Sales tax revenue increased approximately 4.1 percent over the previous year, compared with an average growth rate of approximately 7 percent during the preceding 10 years, and exceeded budget projections by approximately \$300,000. Energy tax revenue was below budget and had shown a general downward trend since 2023. Mr. Knapp explained that utility rate changes could affect those revenues and that the City had reduced its energy-tax budget based on the trend. Aquatic and Fitness Center revenue increased over the previous year and exceeded budget by approximately \$116,000. Mr. Knapp noted that the prior fiscal year had been affected by a temporary closure.

Building permit revenue continued to decline and was approximately half of the amount budgeted. Mr. Knapp stated that building permit revenue was approximately 24 percent lower than the prior year, approximately \$233,000 below budget, and approximately 58 percent lower than two years earlier. Plan check fees, which Mr. Knapp described as an indicator of future development activity, were approximately 17 percent lower than the prior year and 31 percent below the amount two years earlier. Fines and forfeitures also declined and were approximately \$55,000 below budget.

Mr. Knapp reported that investment earnings were strong throughout City funds, led by the CDRA and utility funds. General Fund investment earnings were closer to budget because the General Fund cash balance had declined over time. Mr. Knapp also reported a one-time property tax adjustment related to a commercial personal property dispute from Fiscal Years

2022 and 2023, which resulted in approximately \$128,000 less revenue. Cable television franchise revenue was declining faster than anticipated and was approximately \$85,000 below budget. The City also received approximately \$50,000 revenue from MIDA that had not been included in the budget and which Mr. Knapp indicated could become an annual distribution. Utility charges were generally consistent with adopted rate changes.

Mr. Knapp summarized that major General Fund revenues were approximately \$404,000 below budget, which was unusual because City revenues historically had exceeded budget estimates. City Manager JJ Allen clarified that the approximately \$404,000 variance also incorporated an approximately \$200,000 property tax revenue impact even though property tax was not separately identified on the presentation slide. Mr. Knapp confirmed that it was included.

Mr. Knapp reported that General Fund operational expenditures were approximately \$1.4 million below budget, excluding debt and capital transfers. Consequently, despite revenues being lower than budgeted, the City retained an operational surplus of approximately \$1 million that could be added to cash for future one-time projects.

Mr. Knapp compared recent actual revenues and expenditures with budget projections and stated that City budgeting had become more precise. Personnel expenditures historically had been approximately 91 percent of budget but increased to approximately 95 percent in Fiscal Year 2025 and approximately 98 percent in Fiscal Year 2026. Mr. Knapp stated that increased part-time expenditures in Community Services and lower employee turnover could have contributed to the higher percentage of personnel expenditures.

Mr. Knapp reviewed additional expenditure variances and noted that approximately 40 percent of the City's travel budget was unspent. Human Resources expenditures were approximately \$125,000 below budget, Facilities expenditures were approximately \$107,000 below budget, and a substantial portion of unspent Streets funding was carried into Fiscal Year 2027. In the Water Fund, well pump electricity expenditures were approximately 146 percent of budget, or approximately \$91,000 over budget. Mr. Knapp reported that information provided by Public Works indicated the 700 South well had gone down, requiring the City to activate two other sites with higher pumping costs.

Mr. Knapp concluded by reviewing programs and services that generated direct revenues. The Aquatic Center continued to require General Fund support, with the Fiscal Year 2026 subsidy at approximately 34 to 35 percent. Recreation required a larger General Fund subsidy than Arts, although Recreation and Arts would be combined for Fiscal Year 2027 reporting. Mr. Knapp noted that actual General Fund subsidies for the Aquatic Center, Recreation, and Arts were lower than budgeted.

Mr. Knapp summarized that Fiscal Year 2026 was generally on track despite several revenue sources performing below expectations and stated that the City was still able to increase available General Fund cash. Mr. Knapp advised that additional summary information would be provided to the City Council and could also be made available to members of the public upon request. The annual audit process would begin in earnest, particularly in November, with

final audited figures anticipated in December.

COMMUNICATION ITEMS

MAYOR'S REPORT

Mayor Mark Shepherd

- Mayor Shepherd reported that there were no additional items other than a reminder that the Mayor would be out of town the following week to speak at the Eradicate Hate Global Summit in Pittsburgh.

CITY COUNCIL'S REPORTS

Councilmember Nike Peterson

- Councilmember Peterson provided an update from Wasatch Integrated Waste Management District. She reported that the composting program remained very popular. Due to concerns about the remaining life of the landfill, the Board had previously increased certain rates for customers outside the district to prioritize services for district residents. Councilmember Peterson explained that one aspect of that policy was being revised because the composting operation needed additional carbon-based material, particularly trees and ground wood material, to balance the volume of grass clippings and other green waste. The District was therefore significantly reducing charges for accepting trees and tree limbs from outside the district in an effort to encourage commercial tree haulers to bring those materials to the facility and support continued compost production.
- Councilmember Peterson also reported that Wasatch Integrated was preparing to begin groundwork later in the fall on a facility that would capture gases produced by the landfill and deliver them directly to an Enbridge facility. Peterson stated that the project had been in development for an extended period and was moving toward construction.
- Councilmember Peterson further reported that Wasatch Integrated and Layton City were partnering to develop an off-leash dog park on an underutilized parcel owned by the District near the landfill entrance. Peterson stated that the parcel was not currently needed for landfill or green-waste expansion and could provide an appropriate location for dogs requiring an off-leash exercise area. The proposed park was in the design phase, was anticipated to include trail access, consisted of an area of up to approximately 10 acres, and was expected to potentially open the following year.

Councilmember Dakota Wurth

- Councilmember Wurth recognized the Police Department for the Night Out Against Crime event and reported that the Youth Commission also participated. Councilmember Wurth stated that the event was well attended and that positive feedback had been received from the community.
- Councilmember Wurth also announced North Davis Fire District fire prevention open houses scheduled for September 28, 2026 at Station 42 in Clearfield and September 30, 2026 at Station 41 in West Point. He encouraged residents to attend the events, which would include community vendors and demonstrations.

Councilmember Megan Ratchford

- Councilmember Ratchford added that the fire prevention open houses would provide opportunities for attendees, including children, to spray a fire hose and participate in fire-safety demonstrations.

- Councilmember Ratchford also reported that Congressman Blake Moore had held a town hall approximately two weeks earlier and stated that the event had been well received. Councilmember Ratchford thanked Arts staff for their work preparing the room and supporting the event.
- Councilmember Ratchford further reported that North Davis Fire District had filled a vacant assistant chief position. The newly hired employee had prior firefighting experience and was expected to begin October 4, 2026, replacing Jamie, who was moving to Washington. She noted that employment opportunities continued to be available in firefighting, paramedic, and emergency-service positions.

Councilmember Danielle King

- Councilmember King provided an update regarding West Nile virus and reported five human cases in Davis County, including one case in Clearfield, one in Layton, one in Farmington, and two in Kaysville. Councilmember King stated that adult mosquito spraying had been occurring in affected areas and reported that an upcoming meeting would be held at the Davis-Salt Lake Aerial Spray Authority hangar to receive additional information regarding the cases and mosquito control efforts. She noted that large area treatments were generally performed by aircraft and that drones were also used for mosquito control activities.
- Councilmember King also reported that Communities That Care was preparing Red Ribbon Week and Red Ribbon Day activities focused on drug use prevention and awareness. Red Ribbon Day was planned to be held in Clearfield, potentially at the high school or library. She stated that additional information would be provided when available.

CITY MANAGER'S REPORT

JJ Allen, City Manager

- Mr. Allen reported receiving unofficial information that the City's tax rate, Truth in Taxation process, and related documentation had passed review and that the City was awaiting final official approval.
- Mr. Allen reminded the Council that the employee appreciation event was scheduled for September 19, 2026 at Steed Park.
- Mr. Allen stated that a quarterly written report was expected to be distributed to the Council the following day.

STAFF REPORTS

Nancy R. Dean, City Recorder

- Ms. Dean reviewed the upcoming City Council schedule. Ms. Dean reported that no meeting would be held the following week; both a work and policy session were scheduled for September 22, 2026; a Civic and Town Square charrette with consultants was scheduled for September 29, 2026; and a City Council meeting was planned for October 13, 2026.

Councilmember Wurth moved to adjourn at 7:51 p.m., seconded by Councilmember Ratchford.

RESULT: Passed [4 TO 0]

YES: Councilmember Peterson, Councilmember Wurth, Councilmember Ratchford, Councilmember King

NO: None

ABSENT: Councilmember Karece Thompson

APPROVED AND ADOPTED

This day of 2026

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, September 08, 2026.

/s/ Nancy R. Dean, City Recorder



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Allison Barnes, CDBG Coordinator

MEETING DATE: September 22, 2026

SUBJECT: Consolidated Annual Performance Evaluation Report (CAPER) FY25

RECOMMENDED ACTION

Review and discuss the 2025-2026 Consolidated Annual Performance Evaluation Report (CAPER).

DESCRIPTION / BACKGROUND

Attached is a copy of the 2025-2026 Community Development Block Grant (CDBG) Consolidation Annual Performance Evaluation Report (CAPER). This report is an overview of the accomplishments that were met during the previous program year. Citizens have been given the opportunity to review the plan at the Customer Service Center from September 1, 2026, to September 18, 2026. To date, no public comments have been received.

Highlights of the CAPER

Program	Allocated Amount	Funds Used by Program	Number Served
Open Doors	\$10,342.00	\$10,342.00	125
Safe Harbor	\$10,342.00	\$10,342.00	310
Davis Community Learning Center	\$10,342.00	\$10,342.00	689
Facility Improvement	\$160,466.00	\$160,466.00	N/A
Administration	\$41,373.00	\$28,199.14	1



Income	Number of households served
Extremely Low	390
Low Income	602
Moderate Income	132

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

HEDGEHOG SCORE

FISCAL IMPACT

N/A

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

The CAPER is required to be submitted to HUD by September 28, 2026. Therefore, this item will need to be heard during the policy session on September 22, 2026.

LIST OF ATTACHMENTS

- CAPER Report (Draft)



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Clearfield City's Consolidated Annual Performance and Evaluation Report (CAPER) covers the progress Clearfield has accomplished in carrying out the City's CDBG Program Year 2025-2026 (FY25) Annual Action Plan (AAP). As a small entitlement community, Clearfield City received \$206,865.00, which is \$1,957 more than program year 2024. The City amended the AAP to reallocate unused funds from prior years (\$26,000).

- Public Services- \$31,026.00
- Facility Improvements/Arts Center- \$134,466.00 (amended to add an additional \$26,000)
- Administration- \$41,373.00

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Program Administration	CDBG: \$	Other	Other	1	1	100.00%	1	0	0.00%

Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	4025	40.25%	2600	2600	100.00%
Housing Rehabilitation	Affordable Housing Rehabilitation	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%			
Public Services	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	1124	37.47%	980	1124	114.69%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

This is the first year of the Five-Year Consolidated Plan (ConPaln), the City used CDBG funds to implement projects and programs that addressed the priorities and specific objectives identified in the ConPlan. Below is a breakdown of the 2025-2026 CDBG funded projects as well as the number of people served through each.

Open Doors- Circles Program

Clearfield City provided \$10,342.00 to Open Door- to pay for the salaries of employees. The Circle Program at Open Doors aids low-income individuals with job training and job retention skills, as well as assists participants with financial literacy and skills to help individual no longer

depend on social services.

- Proposed to serve: 80
- Number of clients served: 125
- Female Head of Household: 11
- Individuals report with a disability: 6

Davis Community Learning Center

Clearfield City provided \$10,342.00 to Davis Community Learning Center to fund two (2) Family Support Specialists (FFS) at Holt and Wasatch Elementaries. Assistance was provided to connect families with monetary assistance, food assistance, and other resources.

- Proposed to serve: 800
- Number of clients served: 689
- Female Head of Household: 16
- Individuals reporting with a disability: 103

Safe Harbor

Clearfield City provided \$10,342.00 to Safe Harbor to help fund the needs of Clearfield City citizens that are victims of domestic violence. Safe Harbor offers a safe and secure shelter for up to 30 days, clothing, hygiene needs, food, medication and personal supplies.

- Proposed to serve: 100
- Number of clients served: 310
- Female Head of Household: 204
- Individuals reporting with a disability: 36

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	728
Black or African American	47
Asian	13
American Indian or American Native	25
Native Hawaiian or Other Pacific Islander	32
Total	845
Hispanic	233
Not Hispanic	891

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The racial and ethnic composition of households served was tracked and reported based on information collected through each program. The City remains committed to ensuring that programs funded through CDBG programs are accessible to all eligible residents through out the community.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	206,865	194,173

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are no identified target areas in the ConPlan or FY24 APP. The CDBG program invests heavily in LMI area's throughout the City. The public service sub-recipients activities are citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funding has been a crucial piece of leveraging additional resources for city projects and subrecipient activities. City staff are tasked with maximizing resources to meet objectives/goals outlined in its five-year ConPlan. Many times, without these crucial funds, the city would have to forgo projects, delay projects, or limit the scope of the projects. The City utilizes resources with subrecipients as CDBG funds are combined with other Federal, State, and local funds to sustain the operations of these organizations. These vital and valuable partnerships assist individuals, households, and help expand affordable housing opportunities through the community.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City did not establish specific CDBG goals or measurable outcomes for affordable housing during the program year. The City continues to monitor housing needs within the community and will consider opportunities to address affordable housing needs through future planning and available resources.

Discuss how these outcomes will impact future annual action plans.

The City will continue to reevaluate our goals and make changes as needed.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	390	0
Low-income	602	0
Moderate-income	132	0
Total	1,124	0

Table 7 – Number of Households Served

Narrative Information

The number of persons served include people served through the Davis Community Learning Center (689), Safe Harbor (310), and Open Doors-Circles Program (125) throughout the 2025-2026 program year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Clearfield City's strategy is to reach out to the region's Continuum of Care, and the Balance of State Continuum of Care, to ensure participation in efforts that identify and assess the needs of homeless persons living in Clearfield City. In addition, Clearfield City is part of the Local Homeless Coordinating Committee (LHCC) which is a regional effort that brings multiple agencies including service providers, government agencies, and faith-based organizations together to discuss how to address homelessness and chronic homelessness. It also helps to ensure programs are not being duplicated; therefore, resources can be used to the greatest extent.

Addressing the emergency shelter and transitional housing needs of homeless persons

Clearfield City funded the only emergency shelter provider in Davis County. The emergency shelter is Safe Harbor/Davis Citizens' Coalition Against Violence that serves those who are victims of domestic violence and sexual violence. The project allowed Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Clearfield City consulted and coordinated with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority the most during the creation of the 5-Year Consolidated Plan for 2020-2024. These coordination efforts are important to continue to assist homeless persons make the transition to permanent housing and independent living. Clearfield City allocates funding to the Open Doors Circle's program to provide financial literacy courses to low-income individuals to help break the cycle of poverty.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Clearfield City worked with Safe Harbor which provide resources and assistance to help homeless persons make the transition to permanent housing and independent living. Though Clearfield City continually works with service providers, Clearfield City did not allocate 2025-2026 funding toward this activity exclusively.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are currently no public housing facilities located within the City. Public housing for Clearfield City is provided by Davis County Housing Authority (DCHA).

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2017, the Clearfield City Council approved and adopted the Clearfield City Downtown Small Area Plan as a part of a long-term strategy for revitalizing the downtown area of Clearfield. This regulatory change paved the way for new construction housing options, commercial space, and office space. The downtown area was rezoned to the Form Based Code zoning designations that will help to reduce, mitigate, and eliminate barriers to housing. The zoning that was implemented along the corridor allows for and encourages the mixing of uses and increases densities along the State Street (SR 126) corridor. In addition, Clearfield City continues to allow for high-density multi-family projects close to transit opportunities, and along major corridors, that include pedestrian and multi-modal components.

Clearfield City previously passed an Accessory Dwelling Unit ordinance to create additional housing options for its residents, has approved Flag Lot development and residential infill development, and is studying the ongoing best and highest use for residential infill.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Clearfield City partners, support, and fund many public service organizations serving the underserved in the community. Clearfield City CDBG program continues to fund the Davis Community Learning Center (DCLC) which provide resource coordinators at two Title 1 schools, Wasatch, and Holt Elementaries. The resource coordinators connect families in need or in crisis with various resources in the community. The coordinators then follow up with the clients to ensure they receive the services they need. Some of the services include tutoring, after-school programs, tutoring English Language Learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc. DCLC is currently offering a free, nine-week workshop called **Baby & You** for caregivers of children ages 0–3. The workshop provides caregivers with effective strategies for supporting their child’s social, emotional, academic, and developmental needs. Participants will also have the opportunity to connect with other caregivers through shared experiences while building a supportive network within the community. At the end of the workshop participants will earn \$500 towards their child's my529 college savings account.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Clearfield City has a significant portion of its housing stock that was built prior to 1978. Therefore, lead-based paint hazards continue to be an issue for home renovation projects. Davis Community Housing Authority oversees the lead-based paint requirements/inspections for homes built prior to 1978. According to governing regulations, homes that do not meet lead-based paint criteria are ineligible for assistance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Clearfield City funded three organizations that help reduce the number of poverty-level families. The first organization is Open Doors. Open Doors provides case management to at-risk and low-income families. The funding provided educational efforts that will help youth, elderly, and low-income individuals escape poverty and homelessness.

Clearfield City funded the Davis Community Learning Center to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch, and Holt Elementaries. The resource coordinators connect families in need or in crisis with various resources in the community. The coordinators then follow up with the clients to ensure they receive the services they need. Some of the services include tutoring, after-school programs, tutoring English Language Learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

Clearfield city funded Safe Harbor staff to provide services to those who have left domestic violence and now face poverty. The staff assist those who come into the shelter with life skills and to find stable housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Clearfield City did not have a plan to develop the institutional structure in the 2025-2026 program year.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

To achieve the requirement from HUD, Clearfield City actively participates in organizations that are committed to ending homelessness and providing transitional housing for low to moderate income families. One of the most active organizations Clearfield City works with is the Local Homeless Coordinating Committee ("LHCC"), which consists of entitlement jurisdictions, non-profit organizations including CDBG subrecipients: Open Doors, Davis Community Learning Center, and Safe Harbor.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Clearfield City continues to work towards the implements identified in the 2020 Analysis of Impediments to Fair Housing Choice (AI).

Conclusions and Action Plan of Analysis of Impediments to Fair Housing Choice are listed below:

Impediment 1: Limited English Proficiency

Clearfield City continues to provide citizens with consistent Spanish translation services.

Impediment 2: Large populations of minorities, disabled, low-income and other protected classes found in Clearfield.

Clearfield City continues to look for opportunities to collaborate with other cities and the county on housing, transportation, and employment issues. Through our relationships with Open Doors, Safe Harbor, and Davis Community Learning Center; Clearfield City provides significant services to minorities, disabled, low-income and other protected classes. Clearfield City will continue to work with these agencies to provide support and resources.

Impediment 3: Lack of Accessible and Visitable Housing

Clearfield City has participated in planning training and gathering information/resources from AARP. Clearfield City will continue to endorse the “visitability” concept in all city-funded rehabilitation projects and promote this concept in the planning and permitting process. Specifically, the city reviews all proposed developments and building plans for construction within the city to ensure compliance with the Americans with Disabilities Act (ADA), and the building inspector ensures that all new required ADA access and development plans are implemented in accordance with the law.

Impediment 4: Job-Transit Connections

Clearfield City continues to implement the transportation goals listed in the City’s Transpiration Plan (2017) to increase bike and walkability of the community. On April 25, 2022, Clearfield City broke ground on the Clearfield Station Development Project (UTA Frontrunner Station). This project will include commercial space, office space, residential units, and community spaces (a park, xeriscape walkways, plaza, and trail connections).

Impediment 5: Lack Familiarity with Fair Housing Act

To gain familiarity with the Fair Housing Act, Clearfield City recently met with a Fair Housing and Equal Opportunity (FHEO) expert to discuss Clearfield City’s policies regarding the fair housing act as it relates to minorities, disabled, low-income, and other protected classes.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The CDBG program is administered within the Legal Department by the CDBG Coordinator for the year 2024-2025. This allows for a more comprehensive review and oversight of the program and helps to ensure long-term compliance with the requirements of the programs involved, including minority business outreach and the comprehensive requirements. Further, this ensures that projects funded with CDBG funds are implemented in conjunction with other comprehensive planning activities. Clearfield City's Legal Department staff works under the direction of the City Attorney who works under the Clearfield City Manager, Mayor and City Council.

Clearfield City works with a HUD representative out of the Denver Regional office who audits Clearfield City and its CDBG program. City staff works directly with CDBG grant sub-recipients to ensure the sub-recipients are aware of all program's policies and regulations. Clearfield City requires that the sub-recipients create a scope of work that outlines their project's accomplishments. This is then included in a signed agreement with Clearfield City. The agreement allows Clearfield City to conduct site inspections, review financial records and other records, and determine matters of compliance and environmental regulations. Clearfield City also conducts internal monitoring control checks as part of the annual budget and annual independent audit.

The CDBG Coordinator conducted on-site monitoring in January and February 2026.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Prior to the adoption of the Consolidated Plan, Clearfield City informed the public about the plan process, the amount of federal assistance expected from HUD and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information was available in the Clearfield City Customer Service Center. Public notice was given on August 26, 2026. There were no comments, letters, or any other type of public feedback regarding the City's CAPER.

Clearfield City's Citizen Participation Plan provides for and encourages citizen participation. The plan provides citizens with the following: reasonable and timely access to local meetings; an opportunity to review proposed activities and program performance provides for timely written answers to written

complaints and grievances, and identifies how the needs of minorities, no-English speaking residents and persons with disabilities are accommodated.

Citizens were given the opportunity to review the 2025-2026 Consolidated Annual Performance Evaluation Report (CAPER) in Customer Service from September 1, 2026, to September 18, 2026.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the program year, Clearfield City did not make significant changes to its overall CDBG program objectives. The City continued to focus CDBG resources on activities that benefit low- and moderate-income residents and address community needs related to accessibility and public improvements.

The City did, however, make adjustments to the allocation of available CDBG resources based on project needs and available funding. In particular, prior-year funds were reallocated to support the facility improvement project (Elevator at City Hall).

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the program year, Clearfield City did not make significant changes to its overall CDBG program objectives. The City continued to focus CDBG resources on activities that benefit low- and moderate-income residents and address community needs related to accessibility and public improvements.

The City did, however, make adjustments to the allocation of available CDBG resources based on project needs and available funding. In particular, prior-year funds were reallocated to support the facility improvement project (Elevator at City Hall).

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not have any Section 3 qualified projects in 2025-2026.



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.



TRAILER SALES AMENDMENTS

Zoning Text Amendment

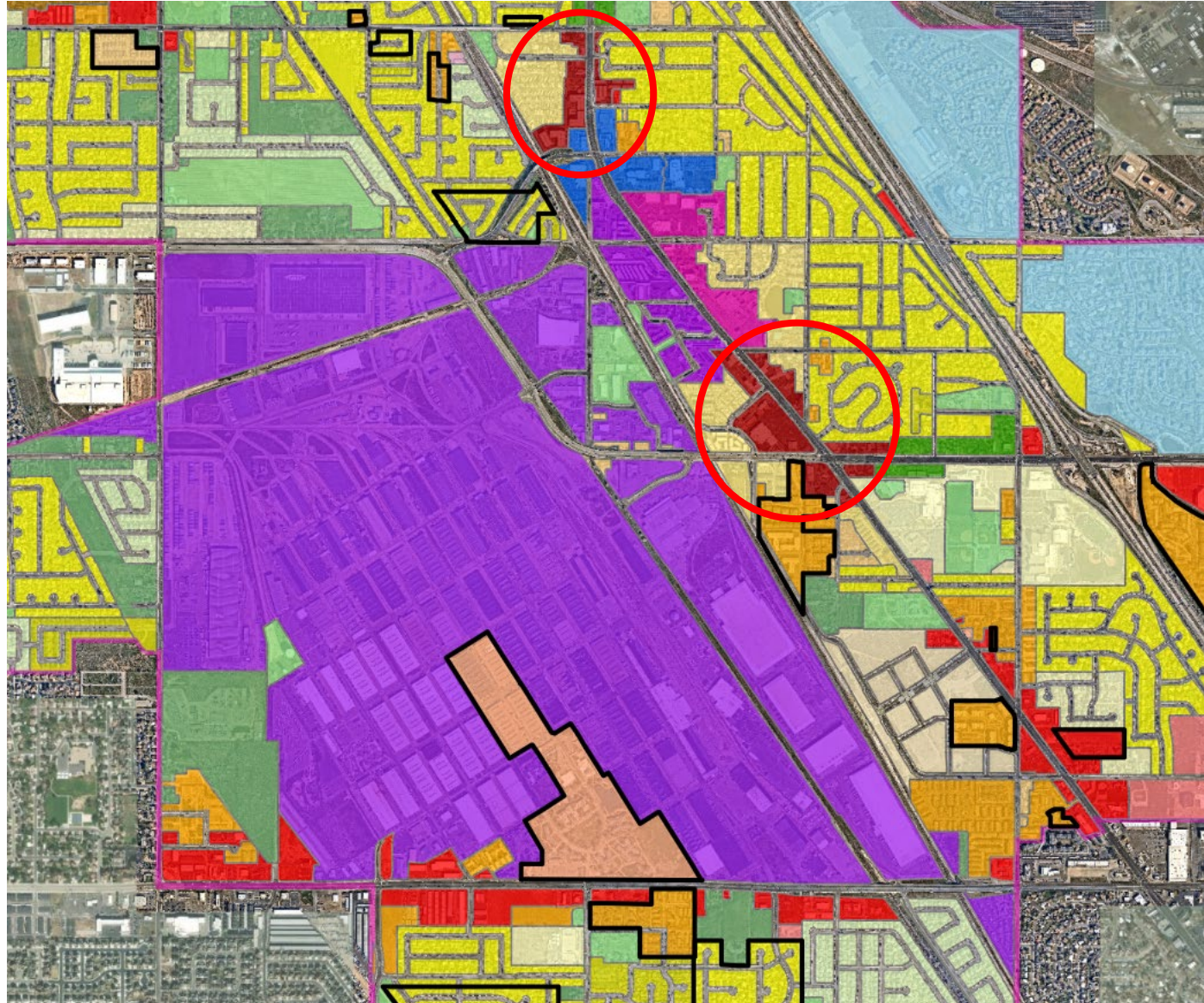
Background

- *Downtown FBC adopted in 2020*
 - *Established the T-C Zone (Town Commerce)*
 - *Trailer Sales not originally listed as a permitted use*
- *FBC Amended in 2025 to permit Trailer Sales in T-C Zone*
 - *Uncertainty regarding whether Trailer Sales could be considered part of the Motor Vehicle Sales category, in relation to a prospective business*
 - *Discussions with the business, the Property Rights Ombudsman's Office, and the City Council led to a zoning text amendment*
- *Continued Evaluation*
 - *Trailer Sales is a distinct use from Motor Vehicle Sales*
 - *Operational characteristics more compatible with M-1 than the intended character of mixed-use T-C.*

Proposed Amendment

- *Define Trailer Sales*
- *Remove Trailer Sales as a permitted use in T-C*
- *Retain Trailer Sales FBC development standards*
- *Establish Trailer Sales as a conditional use in the M-1 Zone*

Zoning Map



Planning Commission Recommendation

- *PC recommended Approval of Text Amendment Request*
- *Staff Report Findings*
 - *Trailer sales has distinct operational characteristics*
 - *Typical outdoor display and operational characteristics of trailer sales more compatible with activities anticipated in M-1*
 - *Maintains an opportunity for trailer sales in the City with a clearer and more appropriate regulatory framework for the use*

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,
--	--



	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.

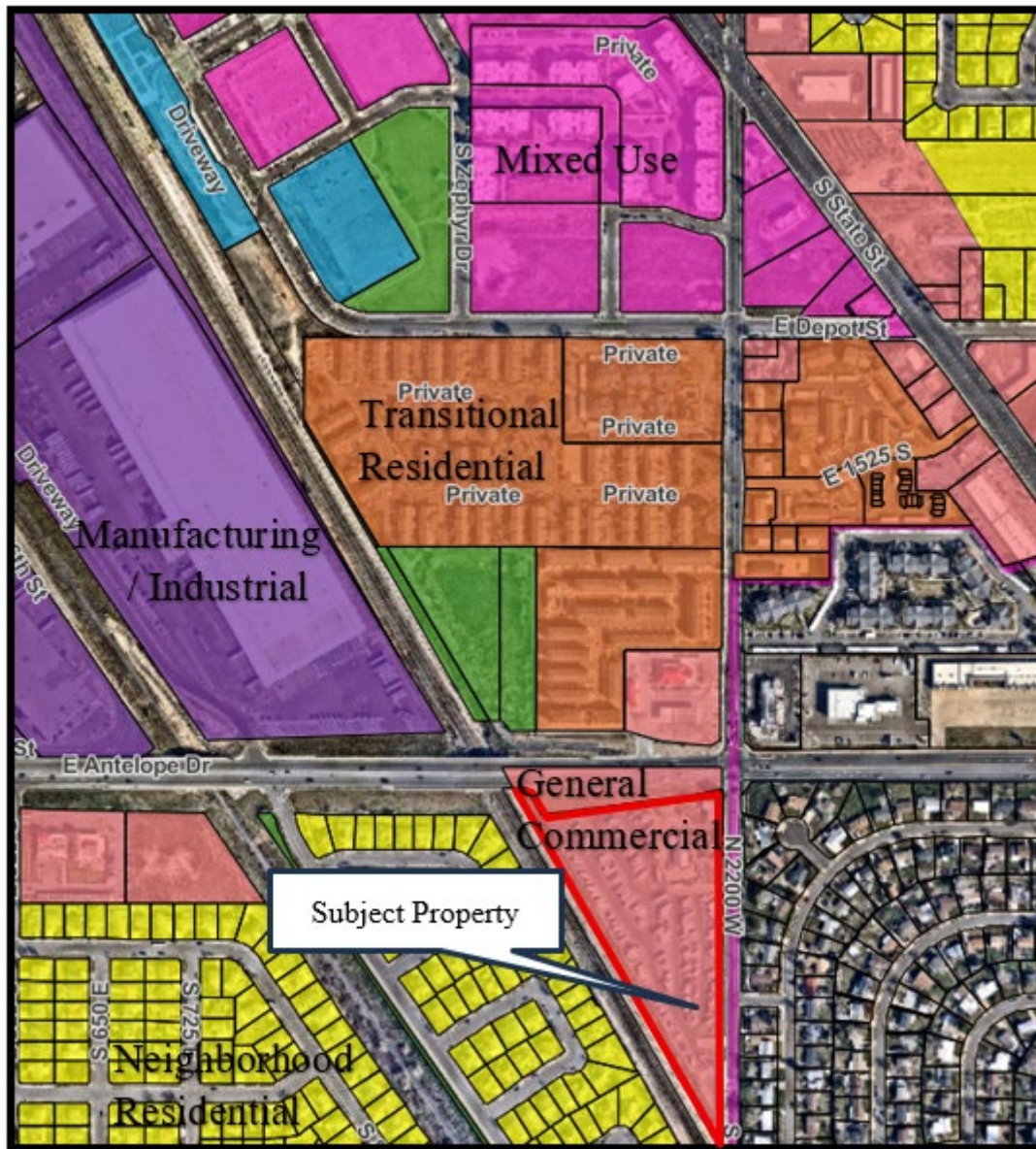
SCHEDULE / TIME CONSTRAINTS

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.

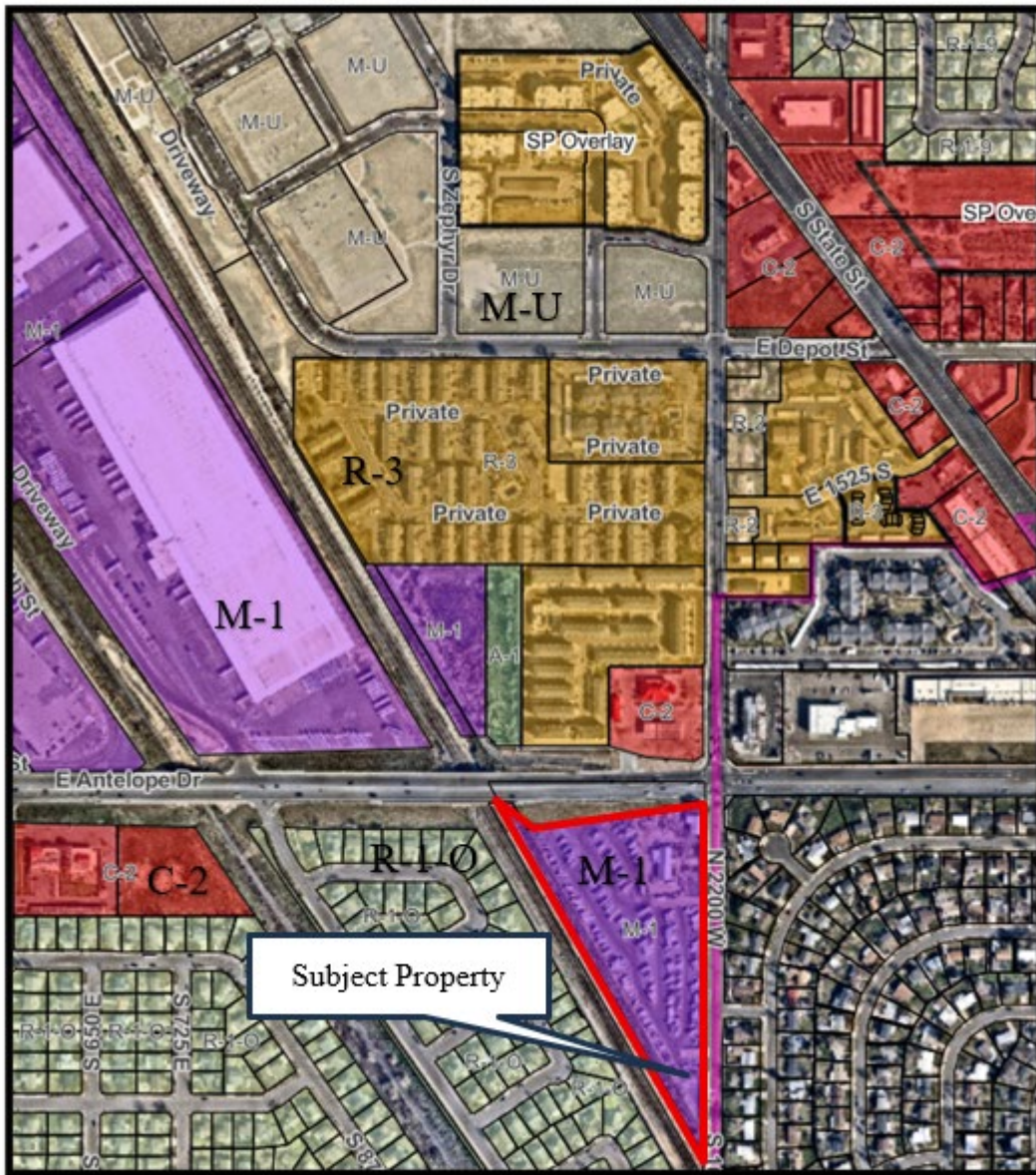
LIST OF ATTACHMENTS

- 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



240 EAST 1700 SOUTH – ZONING MAP



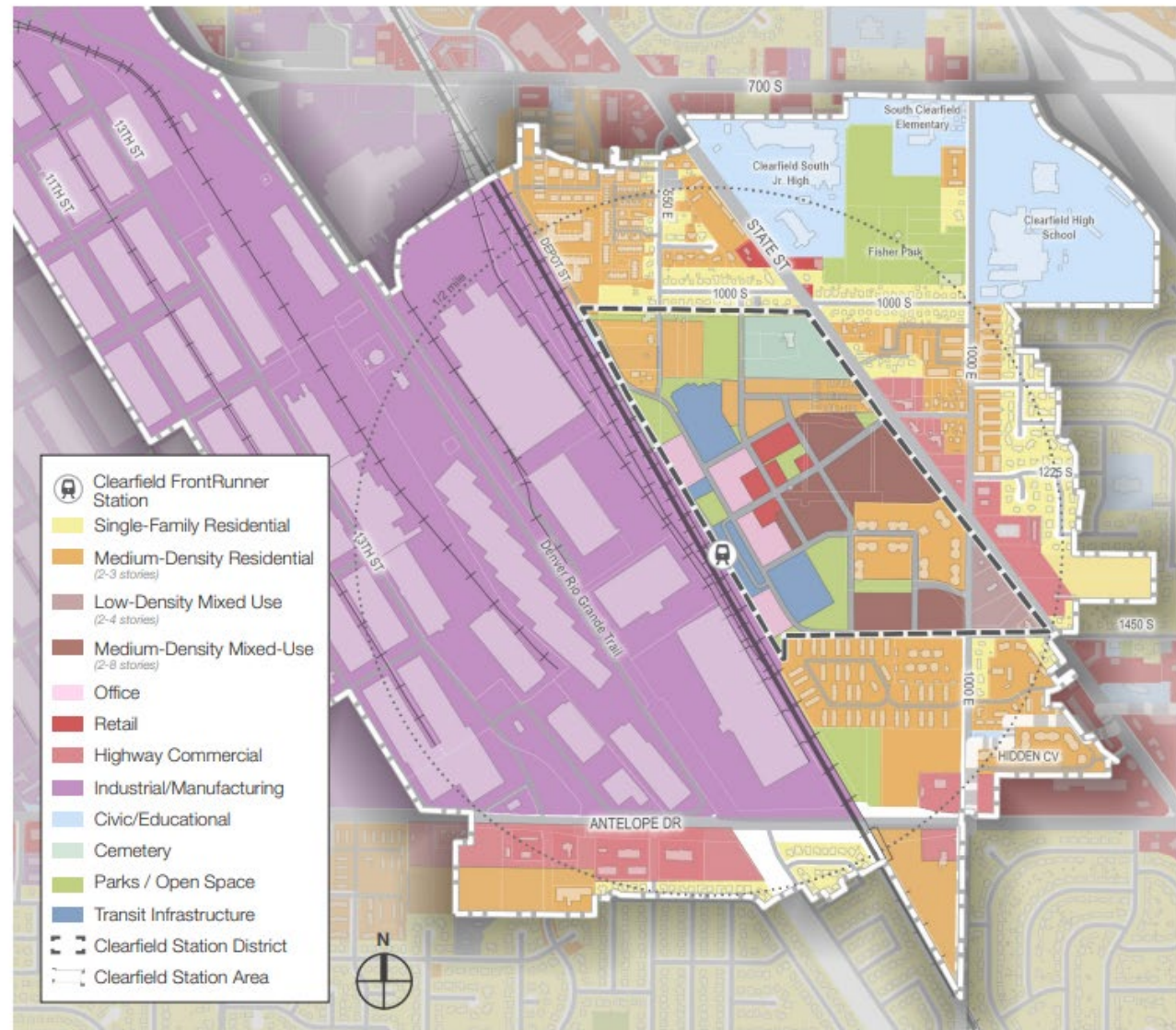
Future Land-Use

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.

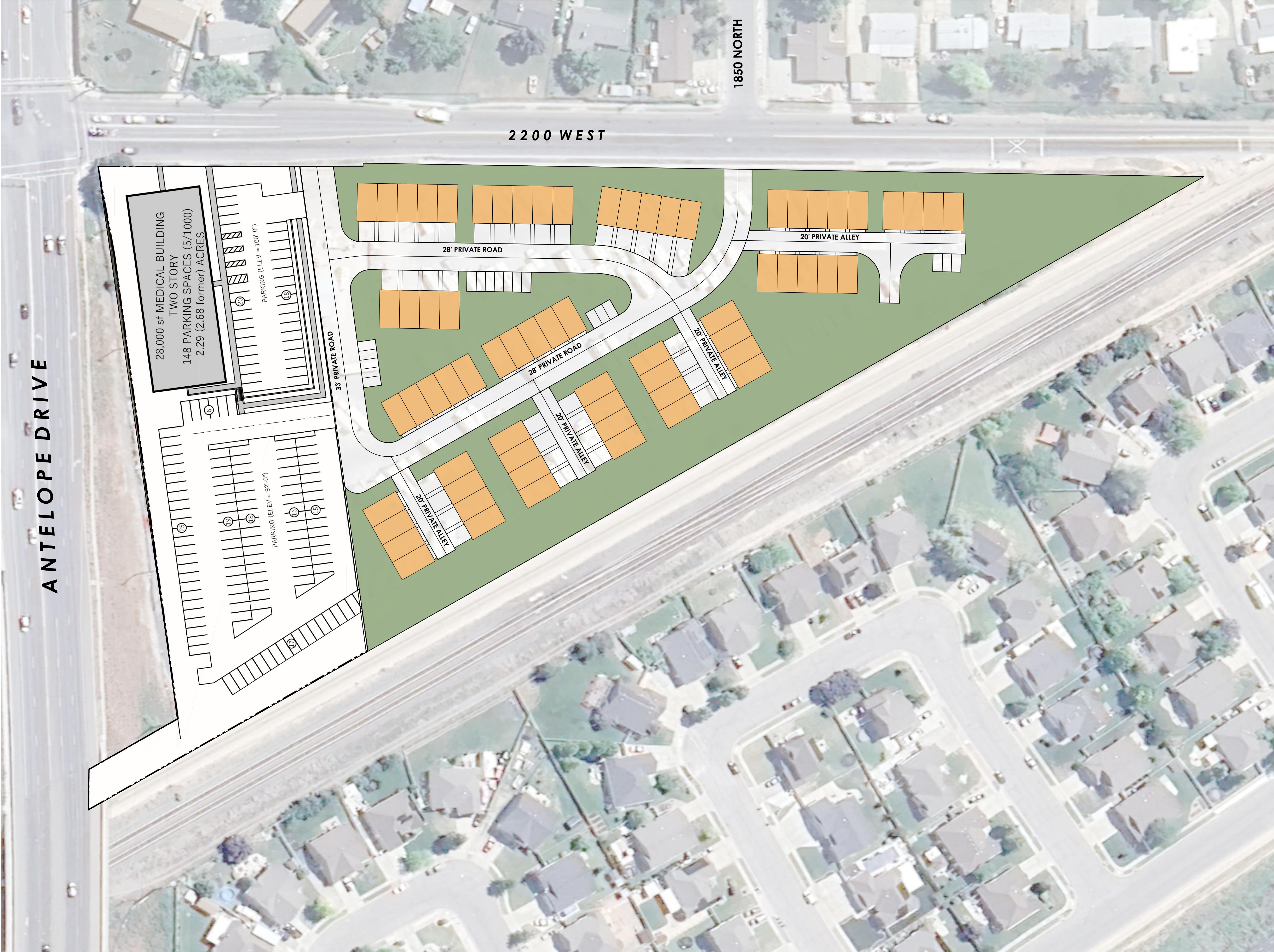
Future land-uses are arranged with the highest intensity uses concentrated near the center of the MDP site adjacent to the platform and are assumed to generate high transit ridership.

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





Proposed Zoning Map



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

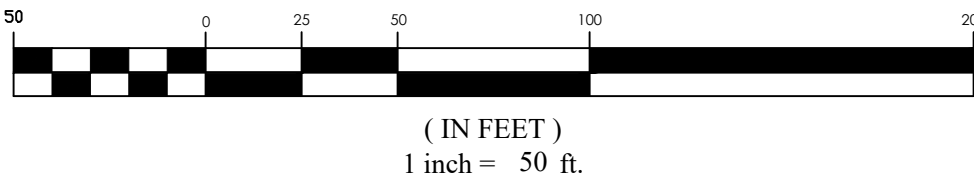
T.H. PARKING REQUIREMENT	2.6 STALLS/3-BD UNIT (175 STALLS)
PRIVATE PARKING	70
GARAGE PARKING	134
GUEST PARKING	18
TOTAL T.H. PARKING	222 (3.3 STALLS/3-BD UNIT)

LEGEND

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

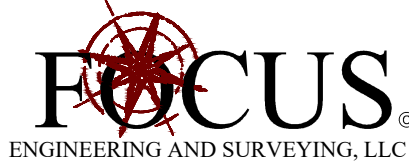


GRAPHIC SCALE



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

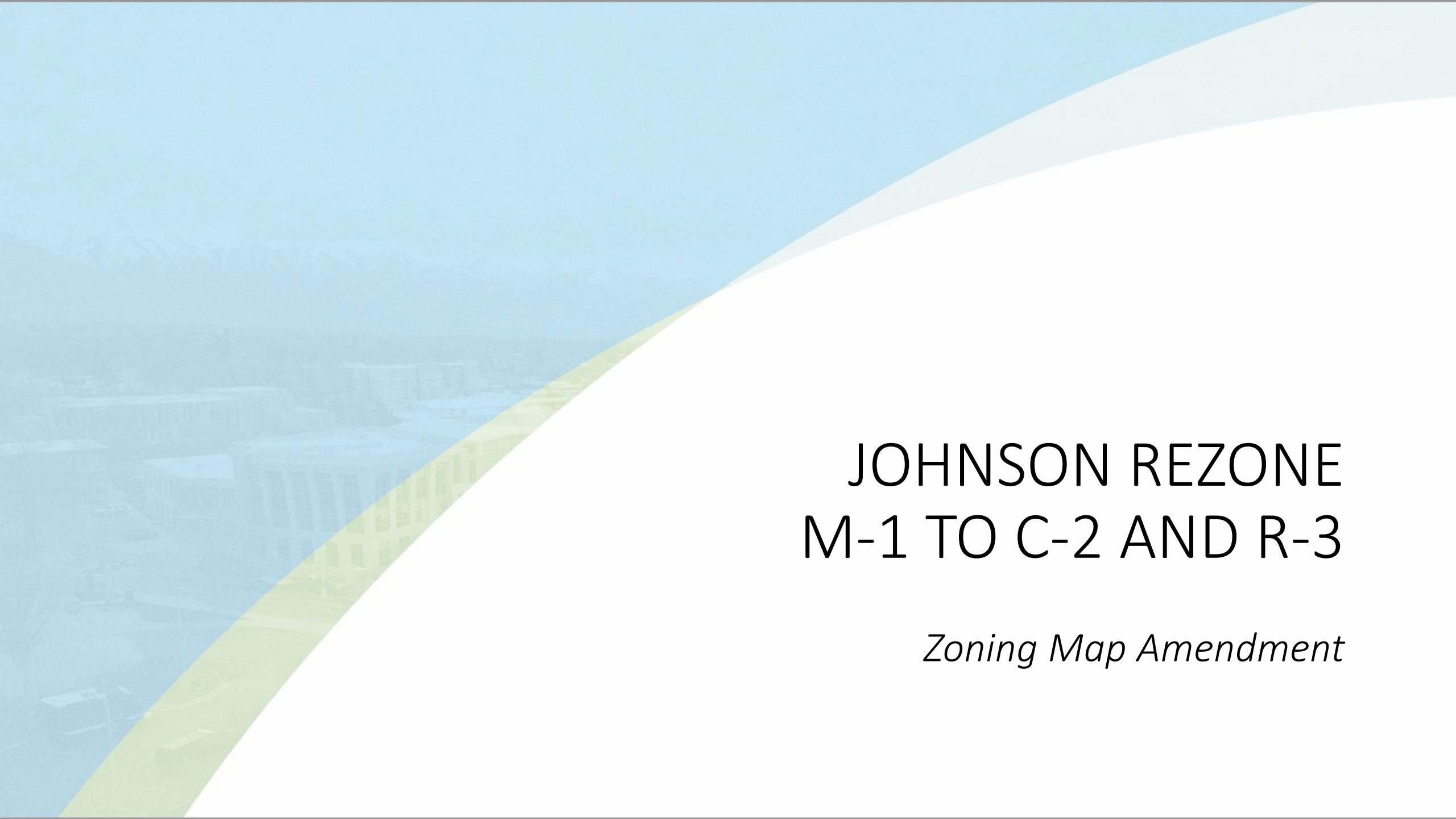
Davis & Weber Counties Canal Company

138 West 1300 North (Sunset, UT 84015)

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

RickS@DavisWeber.org

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Thanks, Your friendly neighborhood IT Dept.

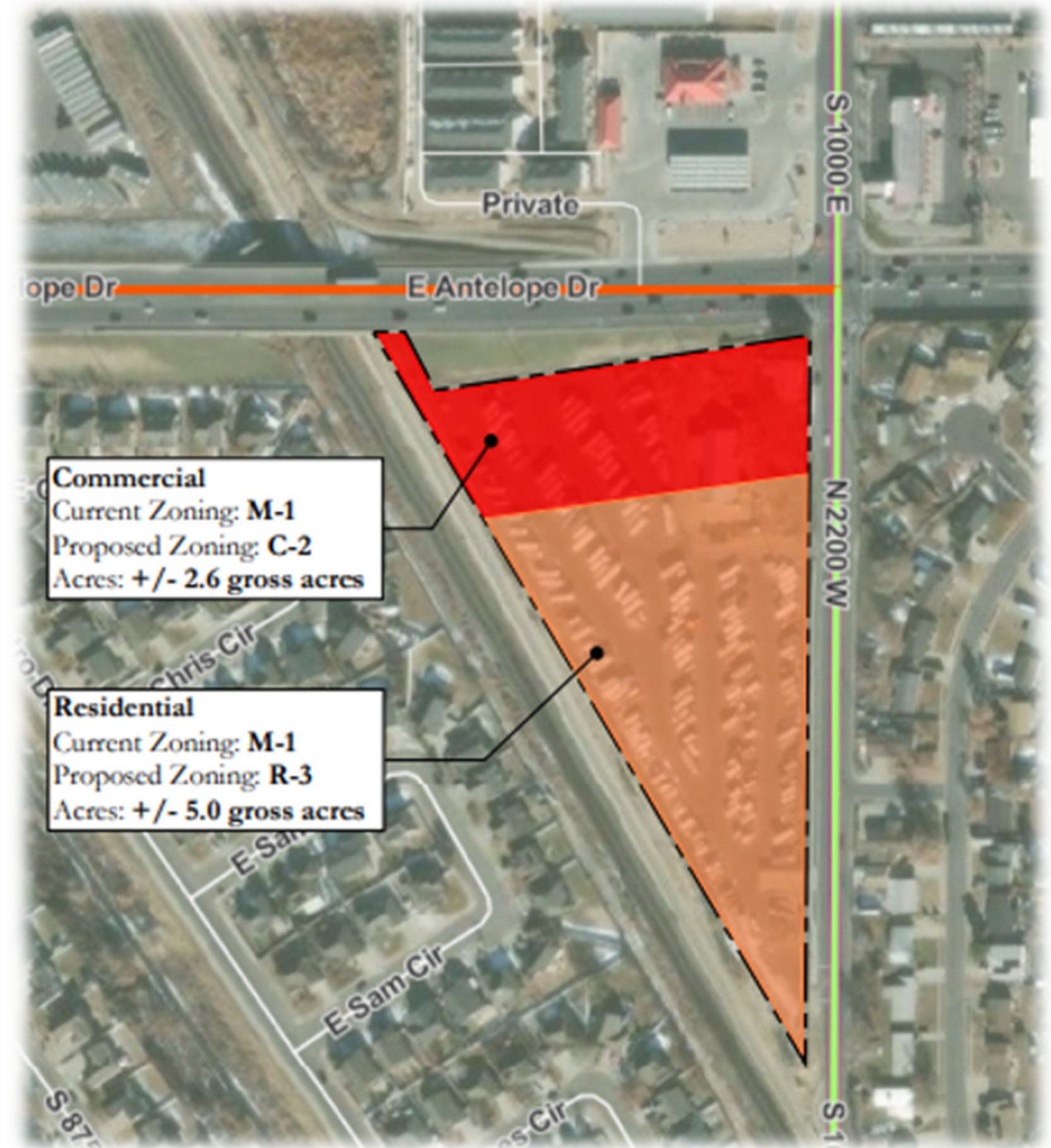


JOHNSON REZONE M-1 TO C-2 AND R-3

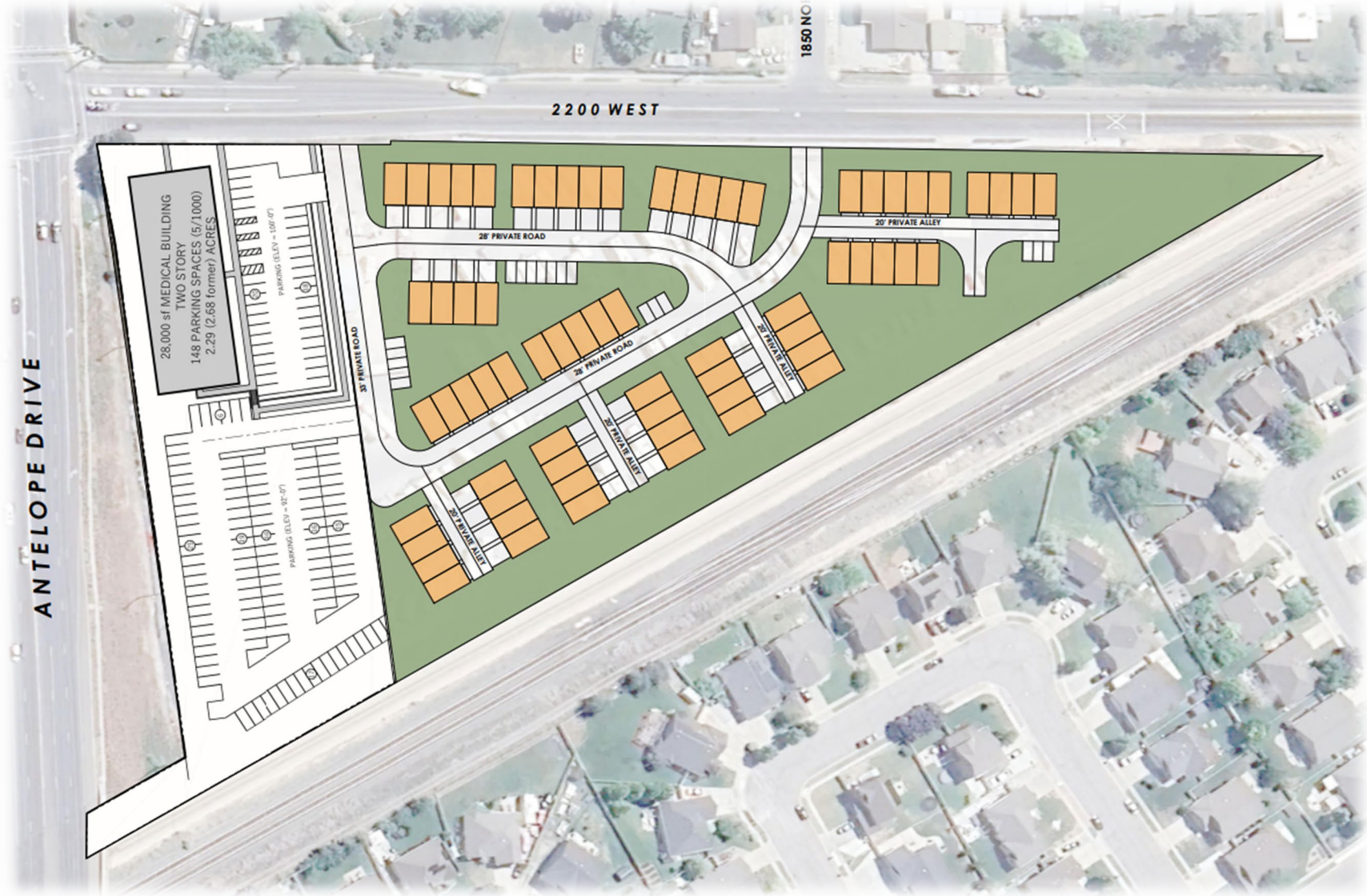
Zoning Map Amendment

Background

- *Subject Property*
 - 1000 E Antelope Drive
 - 7.62 Acres
 - Zoned M-1 Manufacturing
 - Current Use
 - Residential Dwelling
 - Commercial Storage (primarily camping trailers)



Concept



Public Comment

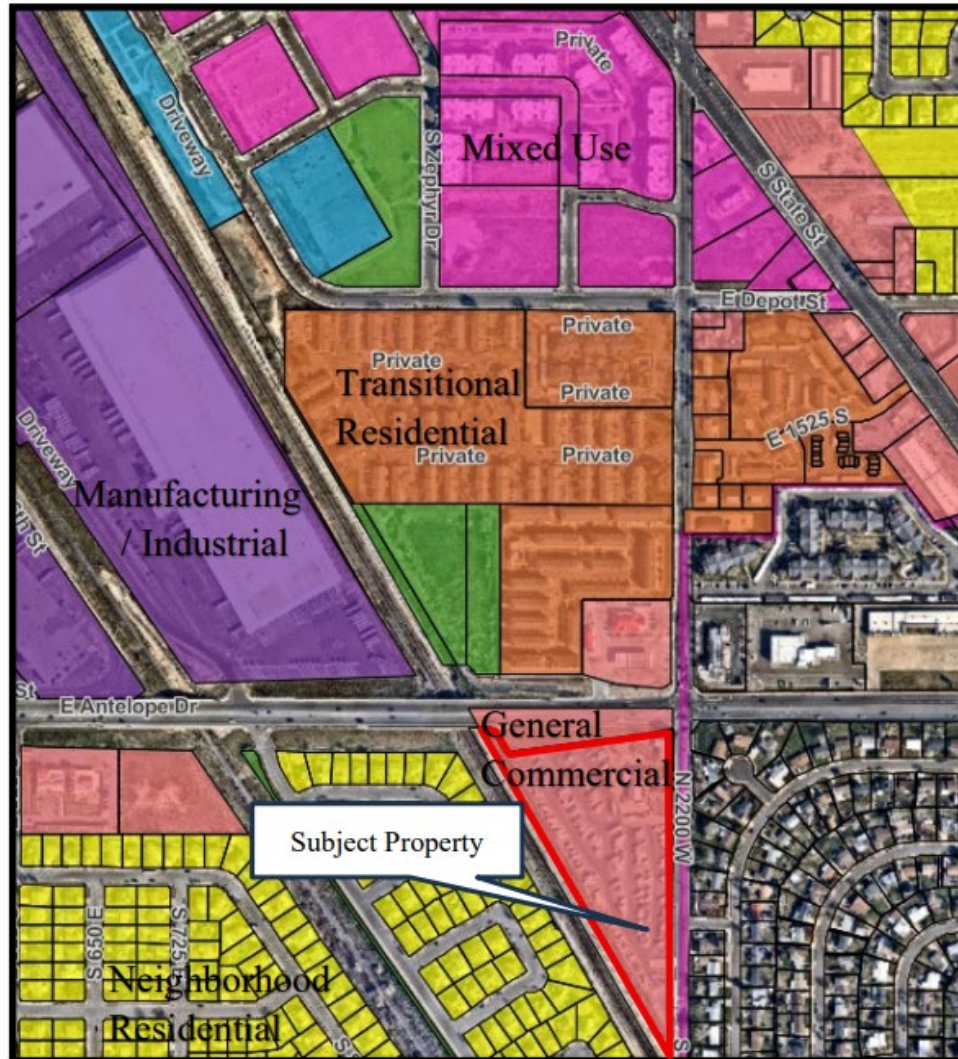
- *Future Davis & Weber Counties Canal Company*
- *Residents from the residential neighborhood to the east (Layton)*
 - *Traffic along 1000 E*
 - *Peak hours, train delays*
 - *Pedestrian Safety*
 - *Lack of sidewalk, train crossing*

Planning Commission Recommendation

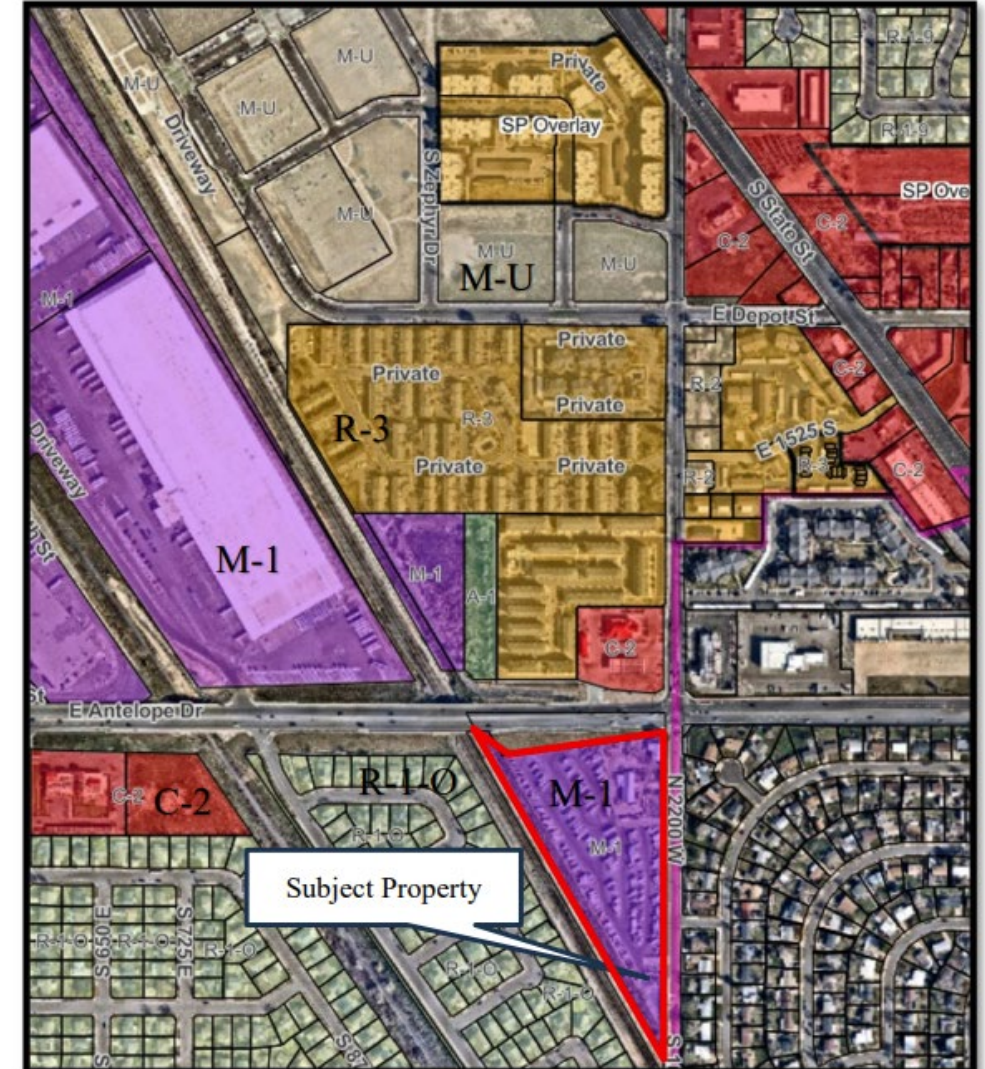
- *PC recommended Approval of the Rezone, subject to a development agreement*
 - *Development timelines*
 - *Design standards & site layout*
 - *Owner occupancy requirements*
- *Staff Report Findings*
 - *Generally consistent with the adopted General Plan and Station Area Plan*
 - *Opportunity to better align property's zoning with the City's land use vision. (C-2 and R-3 vs. M-1)*
 - *Opportunity to transition an underutilized property in support of transit-oriented development opportunities*
 - *Rezone can be appropriately implemented through a DA that establishes expectations for future development of the property*
 - *Proposed division of commercial/residential*

General Plan & Zoning Maps

240 EAST 1700 SOUTH – GENERAL PLAN MAP



240 EAST 1700 SOUTH – ZONING MAP



Station Area Plan – Future Land Use

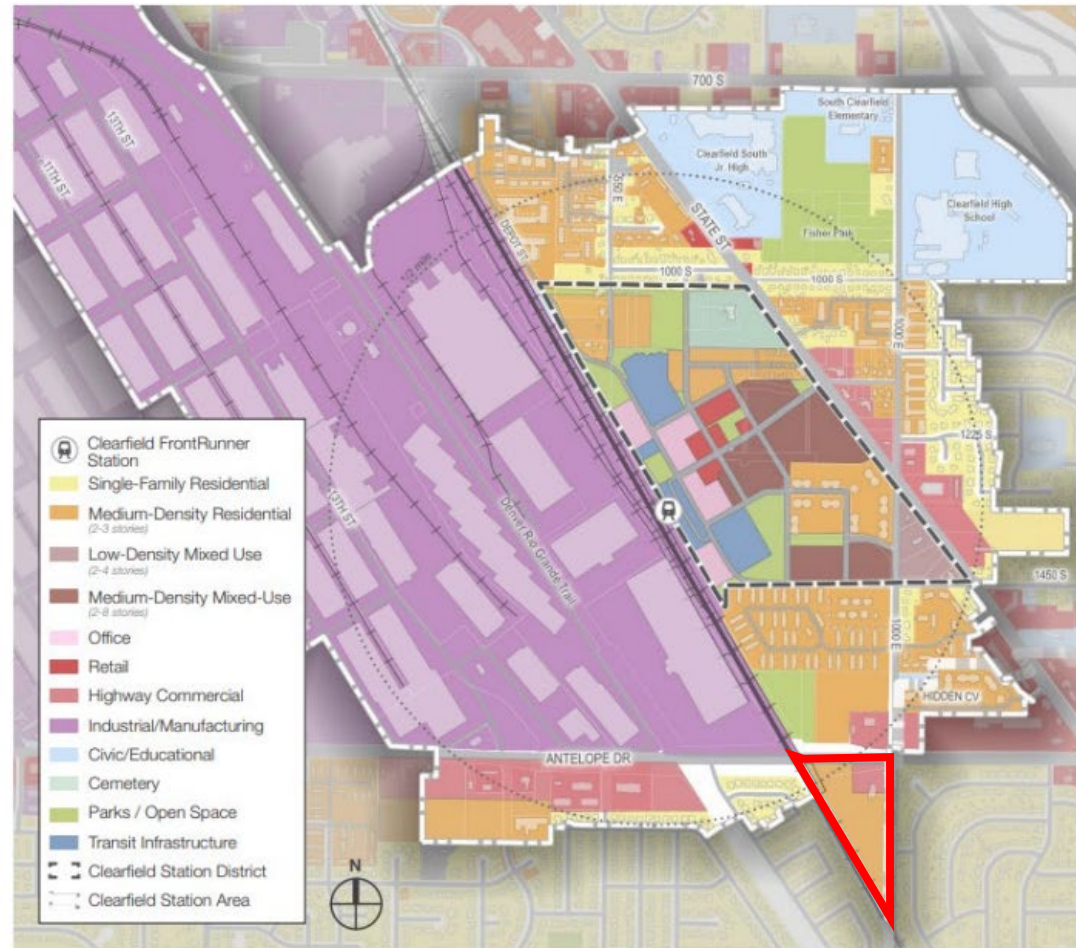
Future Land-Use

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.



Site Photos



Site Photos



Site Photos





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

9/22/2026 CITY COUNCIL ATTACHMENT

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, TOWNHOME: A building arranged or designed to contain one (1) dwelling unit, located on its own individual lot, and attached as part of a row or cluster of three (3) or more such units by common walls extending from foundation to roof. For purposes of this Title, townhome developments shall be regulated as a multifamily development form for site design, open space, landscaping, and other development standards, notwithstanding that each unit constitutes an individual dwelling unit.

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~~ 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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11-14-5 11-14-5

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.~~

23. 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.~~

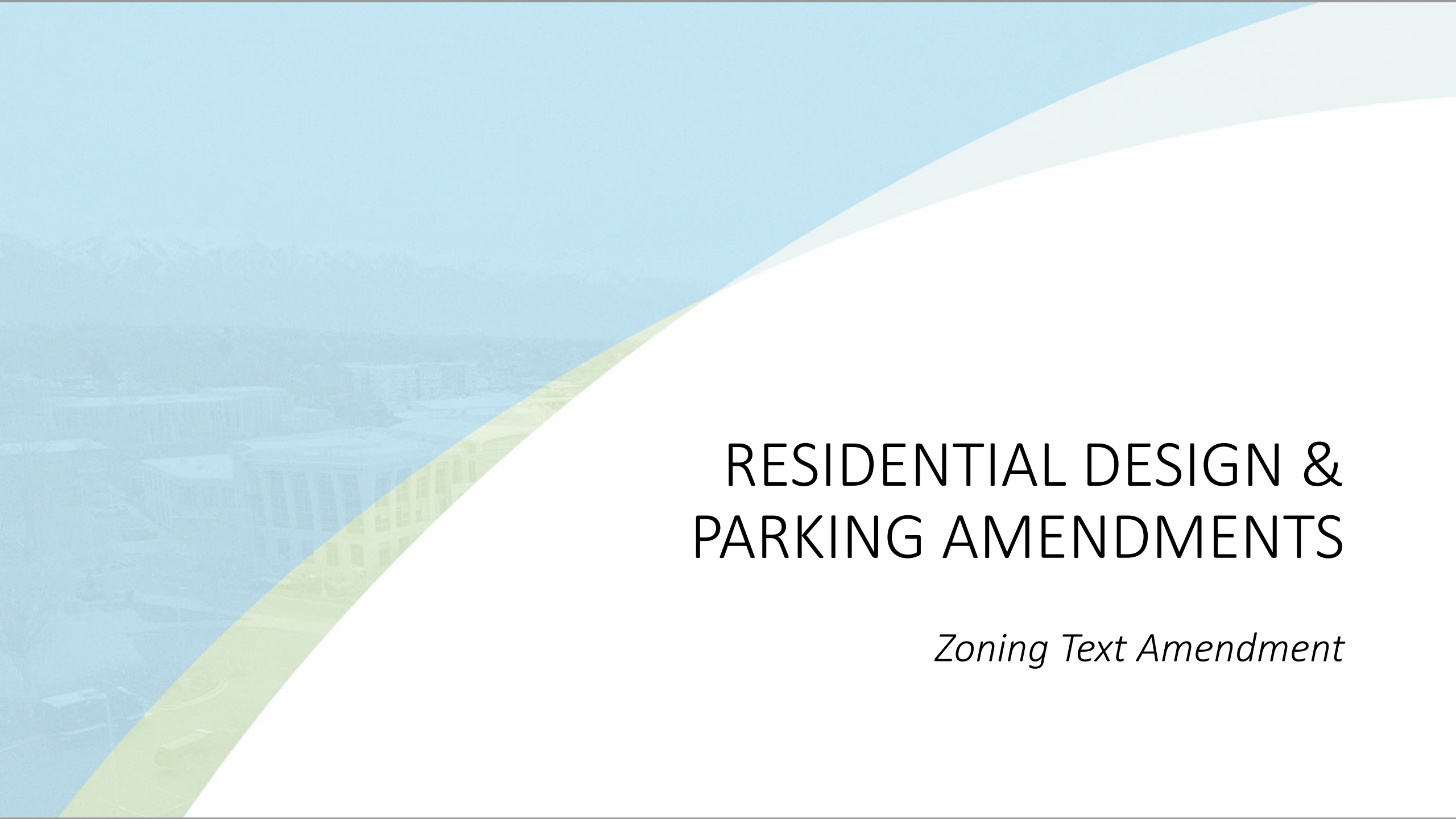
be. Minimum Garage Height: Garages shall have a minimum unobstructed height of not less than eight feet (8') for the entire length and width of the garage.

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.~~

be. 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.



RESIDENTIAL DESIGN & PARKING AMENDMENTS

Zoning Text Amendment

Background

- *Utah Code 10-20-618*
 - *Limits authority of municipalities to regulate certain aspects of residential development*
 - *Building Design Elements (single-family & two-family)*
 - *Parking Standards (single-family, two-family, and townhomes)*
- *Proposed Amendments (Compliance with State Statute)*
 - *Minimum finished floor area requirements above 1,000 square feet*
 - *Garage requirement for “affordable housing”*
 - *Parking and garage dimension limitations*
 - *Parking space requirements not to exceed 9x20 for uncovered parking*
 - *Parking space requirements not to exceed 10x20 for covered parking (garages)*
- *Proposed Amendments (Townhome Definition)*
 - *Added to permitted use list in R-2 & R-3*
 - *Unit connection maximum (6)*

Proposed Amendments

11-3-3: TERMS DEFINED

DWELLING: A building or structure, or portion thereof, used for the residential occupancy of one or more familyfamilies, 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, TOWNHOME: A building arranged or designed to contain one (1) dwelling unit, located on its own individual lot, and attached as part of a row or cluster of three (3) or more such units by common walls extending from foundation to roof. For purposes of this Title, townhome developments may be regulated as a multifamily development form for site design, open space, landscaping, and other development standards, notwithstanding that each unit constitutes an individual dwelling unit.

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:~~

Public Comment

- *Resident commented in favor of garages being optional in all zones*
- *Concern regarding the definition of affordable housing in the relevant state statute*
 - *Housing priced at 80% of the county median home price*

Planning Commission Recommendation

- *PC recommended Approval of Text Amendment Request*
- *Staff Report Findings*
 - *The proposed amendments are necessary to bring the City's zoning and development regulations into compliance with state statute*
 - *The amendments preserve the City's ability to regulate aspects of residential development within the scope of state law, while improving regulatory clarity and reducing potential legal conflicts*

CLEARFIELD CITY ORDINANCE 2026-17

AN ORDINANCE REZONING APPROXIMATELY 2.6 ACRES OF THE FRONTAGE OF THE PROPERTY LOCATED AT APPROXIMATELY 1000 EAST ANTELOPE DRIVE (12-074-0033) FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL); AND APPROXIMATELY 5 ACRES ON THE SOUTHERN SIDE OF THE SUBJECT PROPERTY TO R-3 (RESIDENTIAL) AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones approximately 2.6 acres of the frontage of the property located at approximately 1000 East Antelope Drive (12-074-0033) from M-1 (Manufacturing) to C-2 (Commercial); and approximately 5 acres on the southern side of the subject property to R-3 (Residential) and amends the City's Zoning Map to reflect the change.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider a change in the zoning for the property located at approximately 1000 East Antelope Drive (12-074-0033); and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the rezone be approved; and

WHEREAS, following proper notice, as set forth by State Law and the City's Land Use Ordinance, the City Council held a public hearing on the application for a change in the zoning for the property and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the applicant's position, as well as the Planning Commission's recommendation of approval regarding the proposed rezone; and

WHEREAS, following its public deliberation, the City Council has determined the zoning change listed below is in the best interest of Clearfield City and its residents and will most effectively implement the City's efforts to meet market changes and housing demand and affordability while allowing the subject property to be put to its highest and best use;

NOW, THEREFORE, be it ordained by the Clearfield City Council that:

Section 1. Zoning Changes: The zoning for 2.6 acres of the frontage of the property located at approximately 1000 East Antelope Drive (12-074-0033) in Clearfield City, Davis County, Utah, will be changed from M-1 (Manufacturing) to C-2 (Commercial); and approximately 5 acres on the southern side of the subject property to R-3 (Residential).

Section 2. Amendments to Zoning Map: The Clearfield City Zoning Map will be amended to reflect the changes in zoning outlined in Section 1 above.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

Dated this 22nd day of September, 2026, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY ORDINANCE 2026-15

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE AND THE DOWNTOWN FORM BASED CODE TO ESTABLISH TRAILER SALES AS A SEPARATE LAND USE, 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

WHEREAS, Clearfield City has adopted a Land Use Code and Downtown Form Based Code (FBC) to regulate land uses and development within the City, including the T-C and M-1 zoning districts; and

WHEREAS, the City's Land Use Code separately defines a "Motor Vehicle" as a self-propelled vehicle and a "Trailer" as a vehicle without motive power that is designed to be drawn by a motor vehicle, creating a distinction between the two types of vehicles; and

WHEREAS, Trailer Sales was not originally identified as a permitted use in the Town Commerce (T-C) Zone, while Motor Vehicle Sales was permitted, and the absence of a separate Trailer Sales land use created uncertainty regarding whether trailer sales could be considered part of Motor Vehicle Sales; and

WHEREAS, in 2025, the City amended the FBC to establish Trailer Sales as a permitted use in the T-C Zone, subject to development standards, and City staff has since continued to evaluate the appropriate land use classification and zoning treatment of Trailer Sales; and

WHEREAS, the City has determined that Trailer Sales is a distinct land use from Motor Vehicle Sales and that its typical operational characteristics, including outdoor display and storage, stacking, and the movement of large and heavy inventory, are more compatible with the Manufacturing (M-1) Zone than the mixed-use and transitional character intended for the T-C Zone; and

WHEREAS, the City desires to establish Trailer Sales as a separately defined land use, remove Trailer Sales as a permitted use in the T-C Zone, establish Trailer Sales as a conditional use in the M-1 Zone, and retain the existing FBC Trailer Sales development standards for any legal nonconforming Trailer Sales use in the T-C Zone; and

WHEREAS, establishing Trailer Sales as a conditional use in the M-1 Zone will allow the City to evaluate site-specific characteristics and, where appropriate, establish conditions addressing outdoor display and storage, site circulation, screening, residential adjacency, noise, and other potential operational impacts; and

WHEREAS, the proposed amendments support the City's General Plan by aligning land uses with the intended character and function of the City's zoning districts while maintaining an opportunity for Trailer Sales within the City; and

WHEREAS, the Planning Commission and City Council have considered the proposed amendments in accordance with applicable City ordinances, and public notice of the proposed zoning text amendment and public hearing was provided as required by law.

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

Section 1. Enactment:

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended by adding Trailer Sales as follows:

11-3-3

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

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended for Motor Vehicle Sales as follows:

11-3-3

MOTOR VEHICLE SALES: The retail sale of a motor vehicle from a commercial building or lot. **Motor Vehicle Sales does not include the retail sale of trailers.**

Title 11, Chapter 11, Article D, Section 2, Paragraph B – Land Use, Commercial and Manufacturing Zone, Manufacturing Zone (M-1), Permitted and Conditional Uses is hereby amended as follows:

11-11D-2(B)

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.

Title 11, Chapter 11, Article G, Chapter 3.0, Section 3.3, Table 3.3(1) – Land Use, Commercial and Manufacturing Zone, Form Based Code, Uses, Use Type Standards, Table 3.3(1) Permitted Uses by Zone is hereby amended as follows:

Table 3.3(1) of the Downtown Form Based Code is amended to remove **Trailer Sales** from the list of permitted uses in the **T-C Zone**. See Exhibit A.

Title 11, Chapter 11, Article G, Chapter 3.0, Section 3.3, Table 3.3(2) – Land Use, Commercial and Manufacturing Zone, Form Based Code, Uses, Use Type Standards, Table 3.3(2) Permitted Uses by Building Type is hereby amended as follows:

Table 3.3(2) of the Downtown Form Based Code is amended to remove **Trailer Sales** from the list of permitted uses with development standards in the **T-C Zone**. See Exhibit A

Section 2. Retention Of Trailer Sales Development Standards

The Trailer Sales development and operational standards contained in Section 3.4 of the Downtown Form Based Code shall remain in effect.

Those standards shall apply to any **legal nonconforming Trailer Sales use** located within the T-C Zone, to the extent permitted by and consistent with the City's applicable nonconforming use regulations.

Nothing in this section shall be interpreted to authorize the establishment of a new Trailer Sales use in the T-C Zone after the effective date of this ordinance.

Section 3. Nonconforming Use

Any Trailer Sales use lawfully established in the T-C Zone before the effective date of this ordinance shall be considered a **legal nonconforming use** following the effective date of this ordinance.

Such use shall be regulated in accordance with the City's applicable nonconforming use provisions. Nothing in this ordinance shall be interpreted to require the immediate discontinuation of a lawfully established Trailer Sales use solely because Trailer Sales is no longer a permitted use in the T-C Zone.

Section 4. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 22nd day of September, 2026, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

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.

CLEARFIELD CITY ORDINANCE 2026-16

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE RELATING TO RESIDENTIAL DEVELOPMENT STANDARDS, MINIMUM DWELLING SIZE, GARAGE REQUIREMENTS, AND PARKING STANDARDS; PROVIDING FOR COMPLIANCE WITH UTAH CODE SECTION 10-20-618; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Clearfield City Council has adopted zoning and development regulations to promote orderly development, protect public health and safety, and establish appropriate standards for residential development within the City; and

WHEREAS, the City's existing zoning and development regulations include standards addressing minimum dwelling size, garage requirements, parking stall dimensions, and related residential development standards that were adopted prior to recent amendments to Utah law; and

WHEREAS, Utah Code Section § 10-20-618, as amended, limits a municipality's authority to impose certain requirements relating to building design elements for one- and two-family dwellings and restricts municipal regulation of certain parking space characteristics, subject to the exceptions and other provisions established by state law; and

WHEREAS, among the building design elements identified in Utah Code Section § 10-20-618 are minimum square footage exceeding 1,000 square feet, minimum building dimensions, the number or type of rooms, interior room layout, certain garage-door characteristics, and other specified architectural or design features; and

WHEREAS, the City has reviewed its existing residential development regulations and determined that certain provisions relating to minimum finished floor area, garage dimensions, parking stall dimensions, and related standards should be amended to ensure that the City's regulations remain consistent with applicable state law; and

WHEREAS, the proposed amendments are intended to remove or revise regulations that exceed the City's authority under state law while preserving the City's ability to regulate land use, development intensity, site design, access, circulation, parking quantity where permitted, and multifamily residential development in accordance with applicable law; and

WHEREAS, the Planning Commission and City Council have considered the proposed amendments in accordance with applicable City ordinances, and public notice of the proposed zoning text amendment and public hearing was provided as required by law.

WHEREAS, following a public hearing on the matter, the City Council finds that the amendments will improve regulatory clarity, reduce potential conflicts between City regulations and state law, provide greater certainty to property owners and applicants, and promote the efficient administration of the City's zoning and development regulations; and

NOW, THEREFORE, BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL AS FOLLOWS:

SECTION 1. Enactment:

Title 11, Chapter 3, Section 3, – Land Use, Definitions, Terms Defined is hereby amended by amending and enacting the following definitions as follows:

DWELLING: A building or structure, or portion thereof, used for the residential occupancy of one or more familyfamilies, 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, TOWNHOME: A building arranged or designed to contain one (1) dwelling unit, located on its own individual lot, and attached as part of a row or cluster of three (3) or more such units by common walls extending from foundation to roof. For purposes of this Title, townhome developments shall be regulated as a multifamily development form for site design, open space, landscaping, and other development standards, notwithstanding that each unit constitutes an individual dwelling unit.

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.~~

Title 11, Chapter 9, Article D, Section 2, – Land Use, Residential Zones, Residential Zone (R-2), Permitted Uses is hereby amended as follows:

11-9D-2: PERMITTED USES:

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.

Title 11, Chapter 9, Article D, Section 4, – Land Use, Residential Zones, Residential Zone (R-2), Area and Frontage Regulations is hereby amended as follows:

11-9D-4: AREA AND FRONTAGE REGULATIONS:

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.

Title 11, Chapter 9, Article D, Section 11 – Land Use, Residential Zones, Residential Zone (R-2), Other Requirements is hereby amended as follows:

11-9D-11: OTHER REQUIREMENTS:

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').

Title 11, Chapter 9, Article E, Section 2, – Land Use, Residential Zones, Residential Zone (R-3), Permitted Uses is hereby amended as follows:

11-9E-2: PERMITTED USES:

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.

Title 11, Chapter 9, Article E, Section 4, – Land Use, Residential Zones, Residential Zone (R-3), Area and Frontage Regulations is hereby amended as follows:

11-9E-4: AREA AND FRONTAGE REGULATIONS:

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.

Title 11, Chapter 9, Article E, Section 13, – Land Use, Residential Zones, Residential Zone (R-3), Other Requirements is hereby amended as follows:

11-9E-13: OTHER REQUIREMENTS:

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.

Title 11, Chapter 9, Article A, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-9), Other Requirements is hereby amended as follows:

11-9A-11: OTHER REQUIREMENTS:

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.

Title 11, Chapter 9, Article B, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-8), Other Requirements is hereby amended as follows:

11-9B-11: OTHER REQUIREMENTS:

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.

Title 11, Chapter 9, Article C, Section 11, – Land Use, Residential Zones, Residential Zone (R-1-6), Other Requirements is hereby amended as follows:

11-9C-11: OTHER REQUIREMENTS:

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.

Title 11, Chapter 9, Article G, Section 7, – Land Use, Residential Zones, Residential Zone (R-1-O), Two Car Garage is hereby amended as follows:

11-9G-7: TWO CAR GARAGE:

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.~~

Title 11, Chapter 9, Article G, Section 12, – Land Use, Residential Zones, Residential Zone (R-1-O), Finished Floor Space is hereby amended as follows:

11-9G-12: FINISHED FLOOR SPACE:

Each dwelling unit shall have a minimum finished floor area of not less than one thousand ~~two hundred~~ (1,200) square feet.~~_for rambler 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.~~

Title 11, Chapter 14, Section 2, – Land Use, Off Street Parking and Loading, General Requirements is hereby amended as follows:

11-14-2: GENERAL 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 thea 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.

Title 11, Chapter 14, Section 3, – Land Use, Off Street Parking and Loading, Parking Spaces Required is hereby amended as follows:

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 ¹	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.~~

Title 11, Chapter 14, Section 5, – Land Use, Off Street Parking and Loading, Parking Area and Parking Lot Requirements Required is hereby amended as follows:

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.

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.

Title 11, Chapter 14, Section 7, – Land Use, Off Street Parking and Loading, Private Garage Standards is hereby amended as follows:

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.~~

~~23.~~ 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.~~

be. 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.~~

be. 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.

Section 4. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 22nd day of September, 2026, at the regularly scheduled meeting of the Clearfield City Council.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY: