

Meeting #4 (City Council)



Meeting Agenda

Mtg #4: City Council Mtg

Objectives (Align)

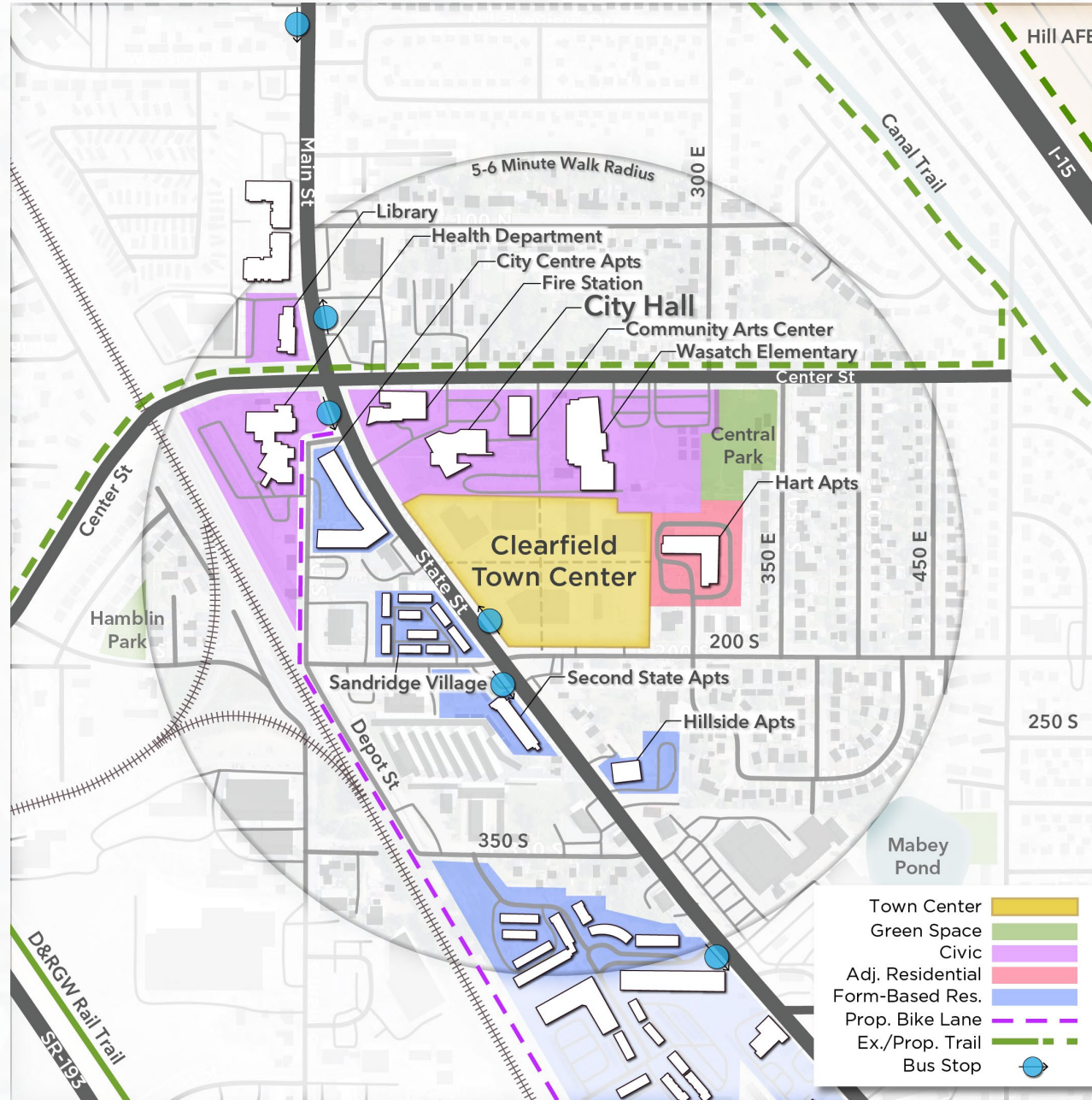
- 1. Project Overview & Existing Conditions*
- 2. Revise Vision & Guiding Principles*
- 3. Assess challenges, assets, opportunities*
- 4. Discuss desired uses, site features, and styles (within FBC guidelines)*

Activities

- 1. Project Overview, Existing Conditions, Best Practices (15 min)*
- 2. Rose, Thorn, Bud Activity (20 min)*
- 3. Review Days 1-2 so far (5 min)*
- 4. Year-Round Activation (day, night, summer, winter) (15 min)*
- 5. Vision & Guiding Principles + Public Investment (10 min)*
- 6. Visual Listening Activity (i.e., style, public space) (20 min)*
- 7. Wrap Up (5 min)*

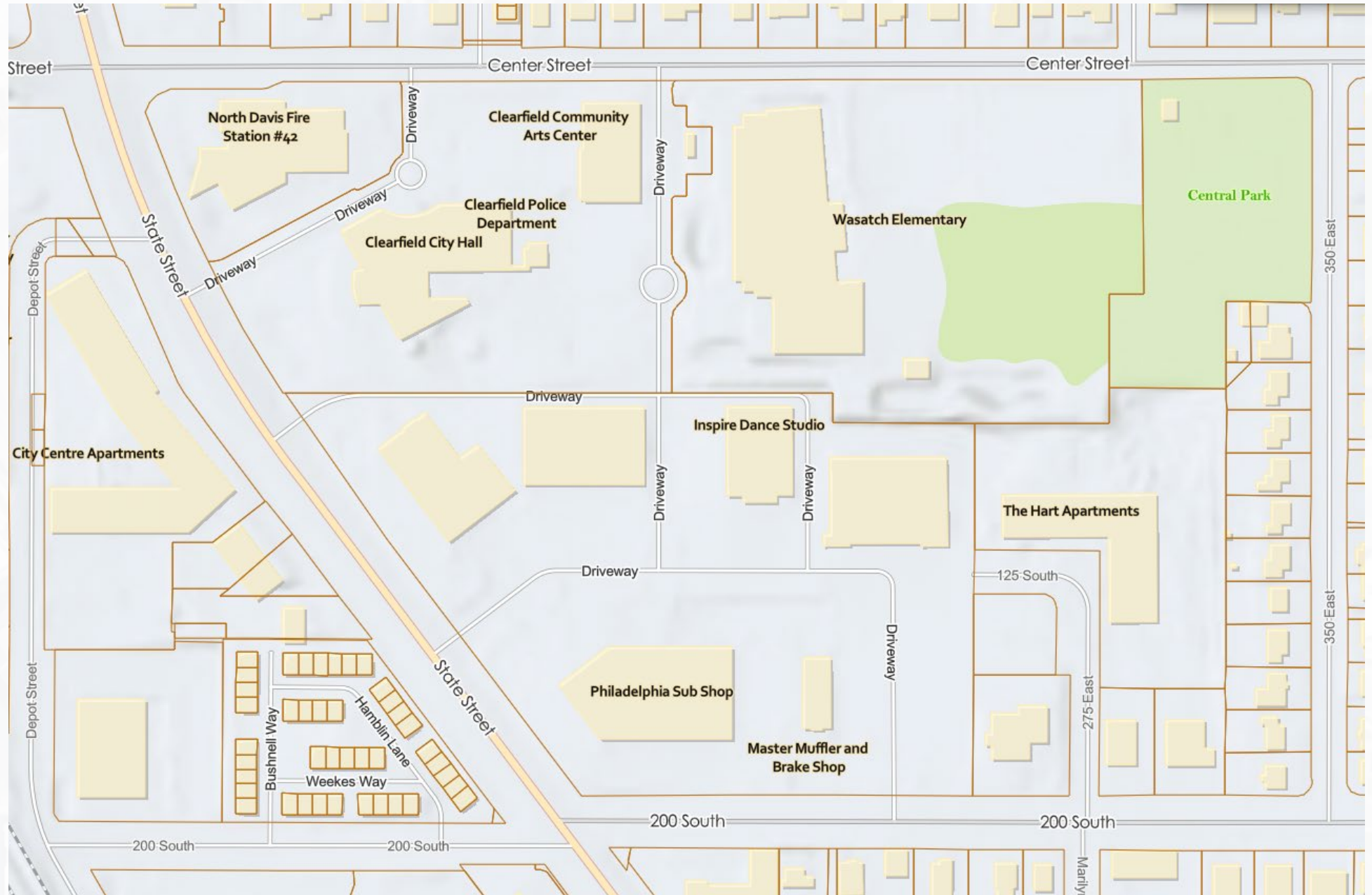


Site Context

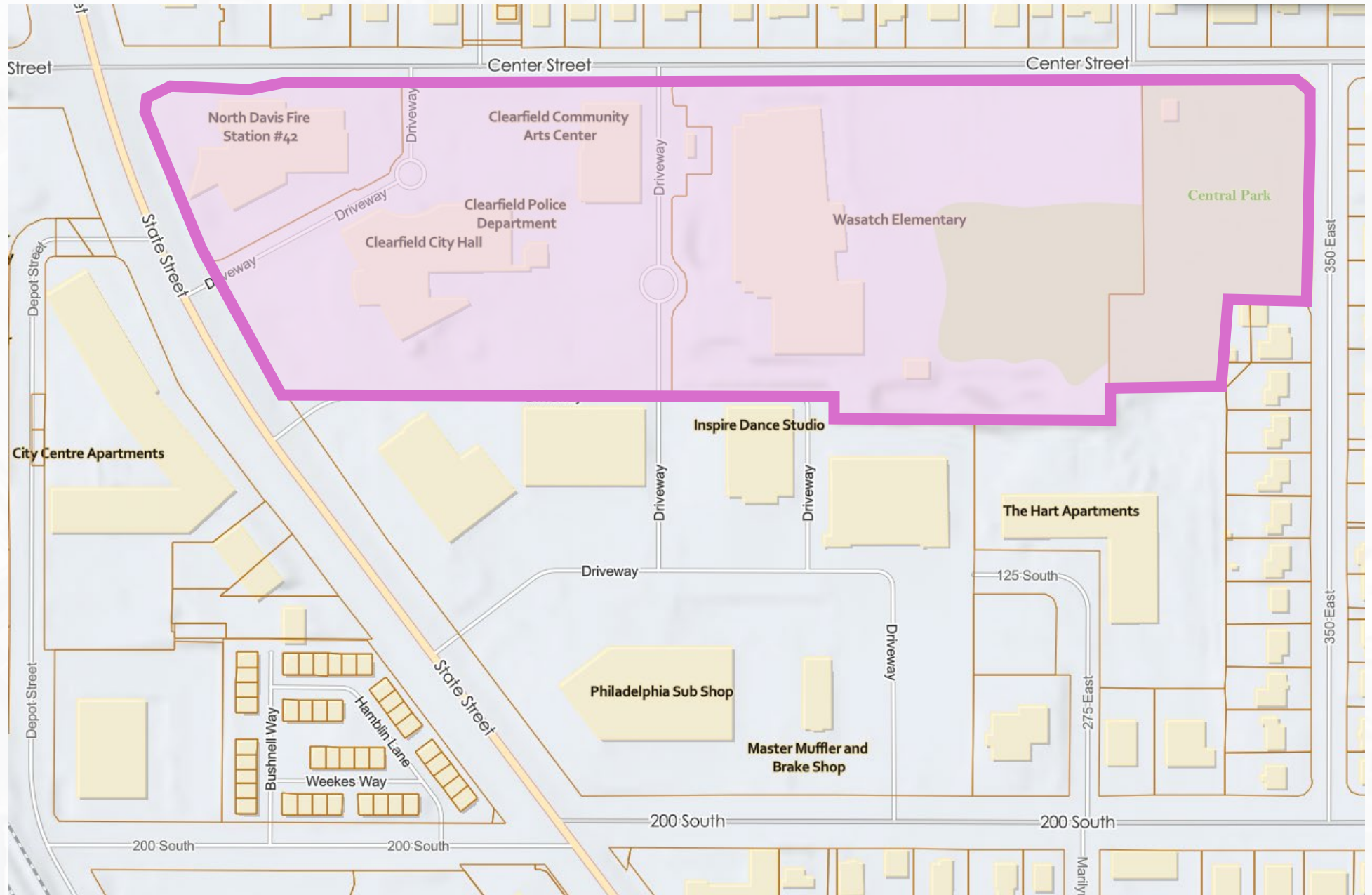


CLEARFIELD CIVIC & TOWN CENTER VISION AND IMPLEMENTATION PLAN

Site Context



Site Context



Site Context



Site Context



Credit: Crexi.com

Existing Conditions & Plans Overview

General Plan 2025
To the north of this site: Community and Civic
This site, and to south and west: Downtown/City Center
(in WFRM Wasatch Choice Map, only to the north: Urban Center (Downtown Clearfield))

6.5.2 COMMUNITY / CIVIC

ABOUT THIS CATEGORY
This category is for uses for current or future sports facilities, recreation centers, educational facilities, and other public facilities. Uses that are currently allowed as parks may be developed as community facilities. Use of future sports facilities or recreation centers is not allowed.

DEVELOPMENT PATTERN & FORM
BUILDING FORM
1 to 3 stories
BUILDING TYPE
A typical building in this category would be a recreational building, school, or other public multi-use building.

CORRESPONDING ZONES
Public Facilities Zone (PF)
Form-Based Code Zone: CM-C (CM)



6.4.1 DOWNTOWN CLEARFIELD

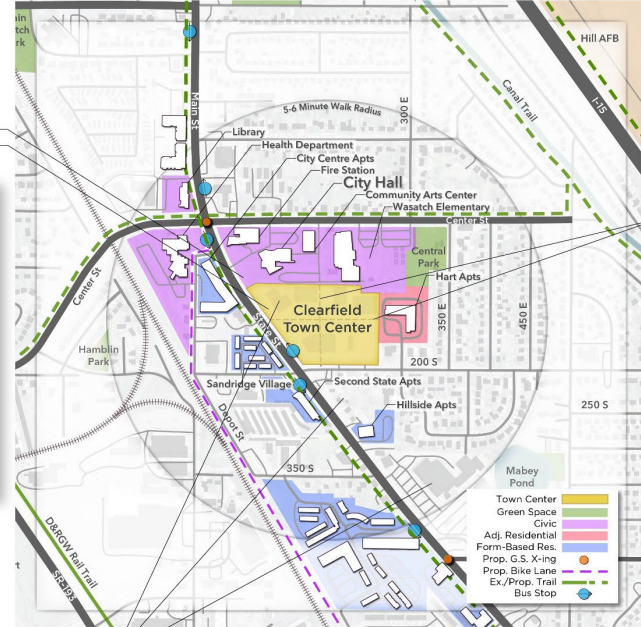
ABOUT THIS CATEGORY
This area of Clearfield offers opportunities for a mix of residential, commercial, and civic uses. The area is currently developed with a mix of uses, including residential, commercial, and civic. The area is currently developed with a mix of uses, including residential, commercial, and civic.

DEVELOPMENT PATTERN & FORM
BUILDING FORM
Typical building in this category: 3 to 5 stories
BUILDING TYPE
A typical building in this category would be a vertical mixed-use structure, standard apartment building, office building, or retail building.

CORRESPONDING ZONES
Form-Based Code Zones:
Urban Core Commerce (UC)
Urban Core Residential (UR)
Civic (CIC)
Urban Core Commerce (UC)
Urban Core Residential (UR)
Civic (CIC)



- Clearfield Transportation Plan Recommendations
 - Trails on State Street and Clearfield Canal (2024-33), Center Street (Center (2044-50))
 - Bike Lanes on Depot (2024-33)
 - Grade Separated Crossings at Center & State (2034-43) and 450 South & State (2044-50)
 - Additional LTLs, Signals at Center & State (2044-50)



Form-Based Code Zoning Districts: Urban Core Commerce (UC)

2.8 Urban Core Commerce

1. Description & Intent

The Urban Core Commerce (UC) district is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed building types will vary based on which type of street they face. Multi-Family Residential Building Types will only be allowed when facing side streets and as part of a mixed-use project. Live-Work is considered residential, rather than mixed-use.

Table 2.8 (1) Urban Core Commerce Requirements

Primary Street(s)	Urban Core Commercial
Secondary Street(s)	Neighborhood
Typical Scale	Three to Six Stories
Primary Street - Permitted Building Types	
Mixed-Use/Core Commercial	
Office	
Secondary Street - Permitted Building Types	
Mixed-Use/Core Commercial	
Multi-Family Residential	
Office	
*only allowed as part of a mixed-use development	



Form-Based Code Street & Streetscape Standards: 5.9 Neighborhood Street

5.9 Neighborhood Street

- 1. Intent**
The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section in Figure 5.9 (1).
- 2. General Requirements**
The Neighborhood Street shall be developed using the standards in Table 5.9 (1).

Table 5.9 (1) Neighborhood Street Requirements

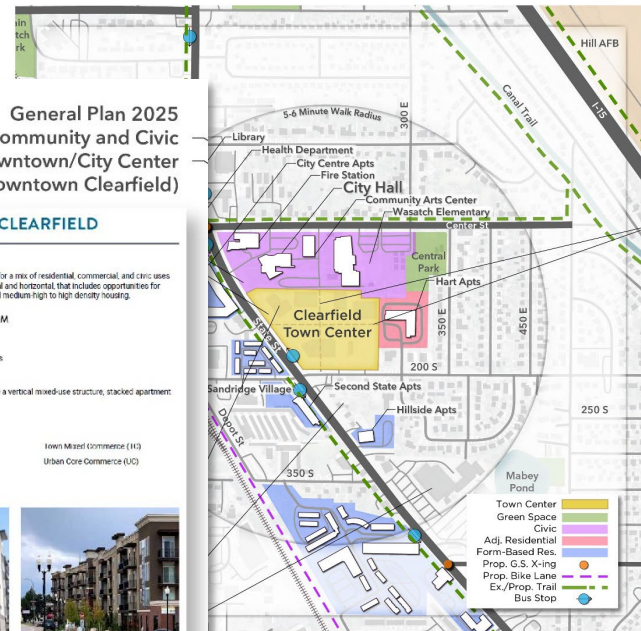
Permitted Districts	All Districts
Permitted Adjacent Building Types	Multi-Family Residential, Townhouse, Garden Court
Typical Right-of-Way Width	61' to 69'
Vehicular Realm	
Travel Lanes	2 lanes
Lane Width	8' for 18' district on one or both sides; up to 10' for CV, CC, TC, UC, or UR district
Turn Lanes	Not applicable
Parking Lanes	Parallel, 10' min and shared with bicycles
Pavement Width (back of curb to back of curb)	41' to 49'
Median	none required
Bicycle Facilities	Shared with Parking Lane
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 1' width - street trees require urban road treatment or 2' width

Figure 5.9 (1) Typical Plan and Section for Neighborhood Street Type



Existing Conditions & Plans Overview

- Clearfield Transportation Plan Recommendations
 - Trails on State Street and Clearfield Canal (2024-33), Center Street (Center (2044-50)
 - Bike Lanes on Depot (2024-33)
 - Grade Separated Crossings at Center & State (2034-43) and 450 South & State (2044-50)
 - Additional LTLs, Signals at Center & State (2044-50)



General Plan 2025
To the north of this site: Community and Civic
This site, and to south and west: Downtown/City Center
(in WFRC Wasatch Choice Map, only to the north: Urban Center (Downtown Clearfield))

6.5.2 COMMUNITY / CIVIC

ABOUT THIS CATEGORY

This category is for areas for current or future sports facilities, recreation centers, educational and public service uses, such as libraries, police and fire stations, public works, and government facilities. Areas that are currently utilized as parks may be designated as a community / civic use if a future facility is envisioned or needed for an area.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 3 stories

BUILDING TYPE

A typical building for this category would be a recreational building, school, or other public institutional building.

CORRESPONDING ZONES

Public Facilities Zone (PF)

Form-Based Code Zone: Civic (CV)



6.4.1 DOWNTOWN CLEARFIELD

ABOUT THIS CATEGORY

This area of Clearfield offers opportunities for a mix of residential, commercial, and civic uses located in Downtown Clearfield, both vertical and horizontal, that include opportunities for office, entertainment, retail, restaurants, and medium-high to high-density housing.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

Varies based on the sub-area; 3 to 5+ stories

BUILDING TYPE

A typical building for this category would be a vertical mixed-use structure, stacked apartment building, office building, or civic building.

CORRESPONDING ZONES

Form-Based Code Zones:

Gateway Corridor Commerce (GC)

Urban Mixed Residential (UR)

Civic (CV)

Town Mixed Commerce (HC)

Urban Core Commerce (UC)



Code Zoning Districts: Urban Core Commerce (UC)

Table 2.8 (1) Urban Core Commerce Requirements

Primary Street(s) Urban Core Arterial/Commercial

Secondary Street(s) Neighborhood

Typical Scale: Two to Six Stories

Primary Street - Permitted Building Types

Mixed-Use/Commercial

Office

Secondary Street - Permitted Building Types

Mixed-Use/Commercial

Multi-Family Residential

Residential

Office

*Only allowed as part of a mixed-use development.



Form-Based Code Street & Streetscape Standards: 5.9 Neighborhood Street

5.9 Neighborhood Street

1. Intent

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section in Figure 5.9 (1).

2. General Requirements

The Neighborhood Street shall be developed using the standards in Table 5.9 (1).



Table 5.9 (1) Neighborhood Street Requirements

Permitted Districts All Districts

Permitted Adjacent Building Types Multi-Family Residential, Townhouse, Garden Court

Typical Right-of-Way Width 65' to 69'

Vehicular Realm

Travel Lanes 2 lanes

Lane Width 8' for 18' district on one or both sides; up to 10' for CV, CC, TC, UC, or UR district

Turn Lanes Not applicable

Parking Lanes Parallel, 1/2 mixed & shared with bicycles

Pavement Width (back of curb to back of curb) 41' to 49'

Median none required

Bicycle Facilities Shared with Parking Lane

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 5' width - street trees require urban road treatment or 7' width

Figure 5.9 (1) Typical Plan and Section for Neighborhood Street Type



Existing Conditions & Plans Overview

- **Clearfield Transportation Plan Recommendations**
Trails on State Street and Clearfield Canal (2024-33), Center Street (Center (2044-50)
Bike Lanes on Depot (2024-33)
Grade Separated Crossings at Center & State (2034-43) and 450 South & State (2044-50)
Additional LTLs, Signals at Center & State (2044-50)

To the north of this site: Community and Civic
This site, and to south and west: Downtown/City Center
(in WFRC Wasatch Choice Map, only to the north: Urban Center (Downtown Clearfield))

6.5.2 COMMUNITY / CIVIC

ABOUT THIS CATEGORY
This category is for uses for cultural or future sports facilities, recreation centers, educational facilities, and other public facilities. Areas that are currently utilized as parks may be developed as community uses. Use of future building materials or materials for all areas.

DEVELOPMENT PATTERN & FORM

BUILDING FORM
1 to 3 stories

BUILDING TYPE
A typical building for this category would be a recreational building, school, or other public building.

CORRESPONDING ZONES
Public Facilities Zone (PF)
Parks-Based Code Zone: CMK (CIV)



6.4.1 DOWNTOWN CLEARFIELD

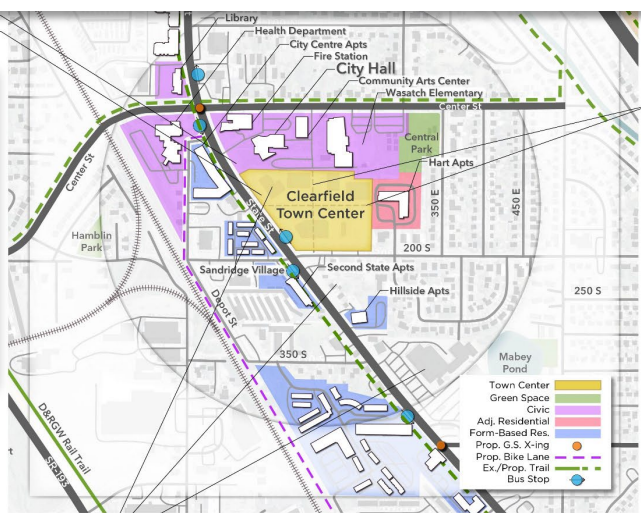
ABOUT THIS CATEGORY
This area of Clearfield offers opportunities for a mix of residential, commercial, and civic uses. Located in downtown Clearfield, with central and historical landmarks, opportunities for office, entertainment, retail, restaurants, and modern high to high density housing.

DEVELOPMENT PATTERN & FORM

BUILDING FORM
Seven stories or less; 1 to 3 stories

BUILDING TYPE
A typical building for this category would be a vertical mixed-use structure, standard apartment building, office building, or retail building.

CORRESPONDING ZONES
Form-Based Code Zones:
Civic Districts: Downtown (CIV)
Urban Core Commercial (CIC)
Urban Core Residential (CIR)
Civic (CIV)
Urban Core Commercial (CIC)



Form-Based Code Zoning Districts: Urban Core Commerce (UC)

2.8 Urban Core Commerce

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Office	
Secondary Street - Permitted Building Types	
Mixed-Use/Commercial	
Multi-Family Residential	
Office	
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Form-Based Code Street & Streetscape Standards: 5.9 Neighborhood Street

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Permitted Adjacent Building Types	Multi-Family Residential, Townhouse, Garden Court
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Turn Lanes	Not applicable
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Figure 5.9 (1) Typical Plan and Section for Neighborhood Street Type



Existing Conditions & Plans Overview

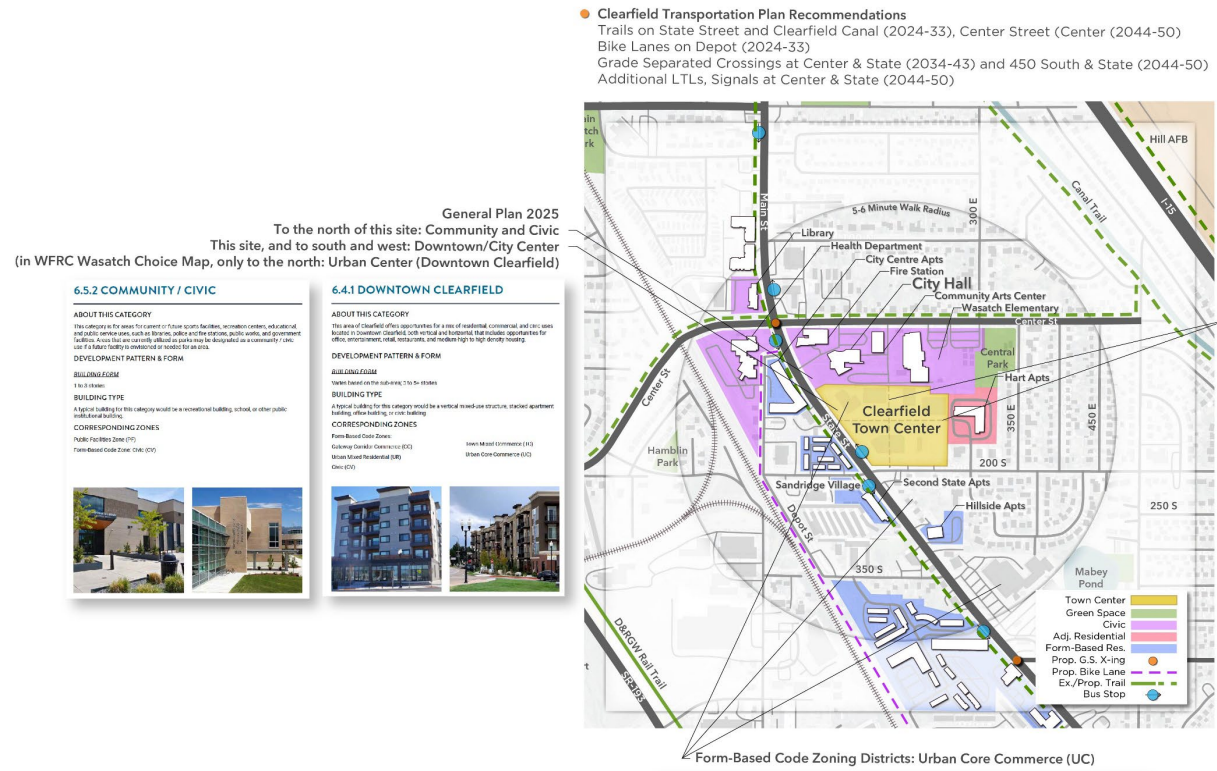
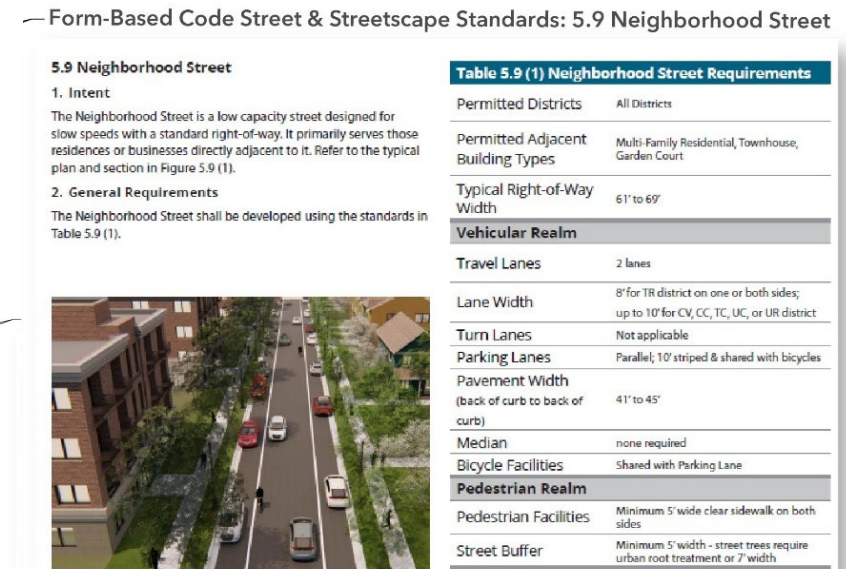


Figure 5.9 (1) Typical Plan and Section for Neighborhood Street Type.



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DEVELOPMENT PATTERN & FORM

BUILDING FORM

1 to 3 stories

BUILDING TYPE

A typical building in this category would be a recreational building, school, or other public institutional building.

CORRESPONDING ZONES

Public Facilities Zone (PF)

Form-Based Code Zone: CM-C (C)

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6.4.1 DOWNTOWN CLEARFIELD

ABOUT THIS CATEGORY

This area of Clearfield offers opportunities for a mix of residential, commercial, and civic uses. Located in downtown Clearfield, with critical and historical that provide opportunities for office, entertainment, retail, restaurants, and modern high to high density housing.

DEVELOPMENT PATTERN & FORM

BUILDING FORM

Varies based on the building type, 3 to 6 stories

BUILDING TYPE

A typical building in this category would be a vertical mixed-use structure, standard apartment building, office building, or civic building.

CORRESPONDING ZONES

Form-Based Code Zone: CM-C (C)

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2.8 Urban Core Commerce

1. Description & Intent

The Urban Core Commerce (UC) district is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed Building Types will vary based on which type of street they face. Multi-Family Residential Building Types will only be allowed when facing side streets and as part of a mixed-use project. Live-Work is considered residential, rather than mixed-use.

Table 2.8 (1) Urban Core Commerce Requirements

Primary Street(s) Urban Core Arterial; Commercial

Secondary Street(s) Neighborhood

Typical Scale Two to Six Stories

Primary Street - Permitted Building Types

Mixed-Use/Core

Commercial

Office

Secondary Street - Permitted Building Types

Mixed-Use/Core

Commercial

Multi-Family*

Residential

Office

*only allowed as part of a mixed-use development



Mixed-Use/Core Commercial Building Type



Multi-Family Residential Building Type



Office Building Type

Form-Based Code Street & Streetscape Standards: 5.9 Neighborhood Street

5.9 Neighborhood Street

1. Intent

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section in Figure 5.9 (1).

2. General Requirements

The Neighborhood Street shall be developed using the standards in Table 5.9 (1).

Table 5.9 (1) Neighborhood Street Requirements

Permitted Districts All Districts

Permitted Adjacent Building Types Multi-Family Residential, Townhouse, Garden Court

Typical Right-of-Way Width 61' to 69'

Vehicular Realm

Travel Lanes 2 lanes

Lane Width 8' for 18' district on one or both sides; up to 10' for CV, CC, TC, UC, or UR district

Turn Lanes Not applicable

Parking Lanes Parallel; 10' mixed & shared with bicycles

Pavement Width (back of curb to back of curb) 41' to 49'

Median none required

Bicycle Facilities Shared with Parking Lane

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Site Style per Form-Based Code

2.8 Urban Core Commerce

1. Description & Intent

The Urban Core Commerce (UC) district is intended to be the heart of activity and intensity in Downtown Clearfield with a mix of building types. Allowed Building Types will vary based on which type of street they face. Multi-Family Residential Building Types will only be allowed when facing side streets and as part of a mixed-use project. Live-Work is considered residential, rather than mixed-use.

Table 2.8 (1) Urban Core Commerce Requirements

Primary Street(s)	Urban Core Arterial; Commercial
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Secondary Street(s)	Neighborhood
---------------------	--------------

Typical Scale	Two to Six Stories
---------------	--------------------

Primary Street - Permitted Building Types

Mixed-Use/Core
Commercial

Office

Secondary Street - Permitted Building Types

Mixed-Use/Core
Commercial

Multi-Family*
Residential

Office

*only allowed as part of a mixed-use development



Site Style per Form-Based Code



Mixed-Use/Core Commercial Building Type



Multi-Family Residential Building Type



Office Building Type



Activating Town Centers

- Smaller formats
- **Experience-driven** retail
- Town Centers need **food, entertainment, quality** service, and an inviting **environment**
- Programming and events
- Early-closing retailers appeal to a smaller market



Twin Falls, Idaho. Image credit: Otak



Evolution of Town Centers

Strategies:

- Develop strategic plans that can evolve over time.
- Strategic deployment of public funds.
- Incremental market strengthening.



Image credit: <https://streetsofnuremberg.com/>

*Rome wasn't built in a day...
The development of centers takes time.*



What is a Public-Private Partnership?

- Blending of **public and private money** in a project (subsidy or non-subsidy)
- **Mutually planning** and **executing** a project
- Simple linkage between public and private sector projects



Why Public-Private Partnerships?

Leverage:

- Strategic management of public money
- Link public projects to private investment
- “Build it and they will come” is not always true...
- Spend limited public \$\$\$ where you know it will leverage **private investment**
- Public to private ratio of 1:4 or 1:5

Create investment momentum:

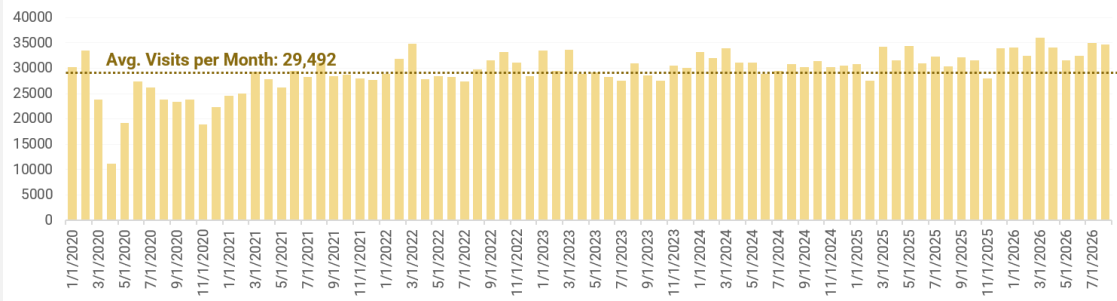
- Trigger additional private investment
- Create an anchor for future projects
- Provide an amenity for residents
- Strengthen tax base
- Create a sense of place



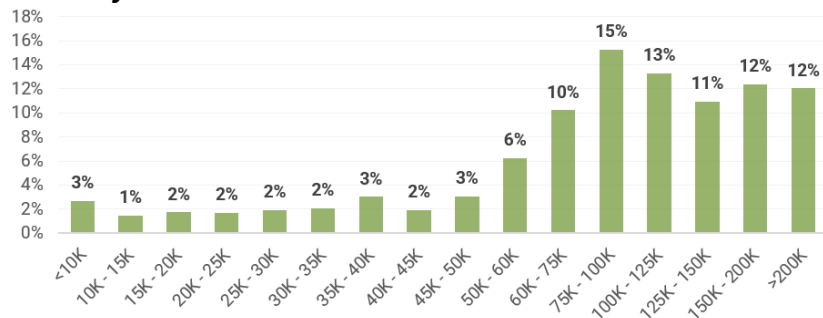
Town and Civic Center Visitation

- Between 2020 and 2025, average annual number of visits was 348,148
- Average monthly visits: 29,492
- Average time spent in the area is about one hour.

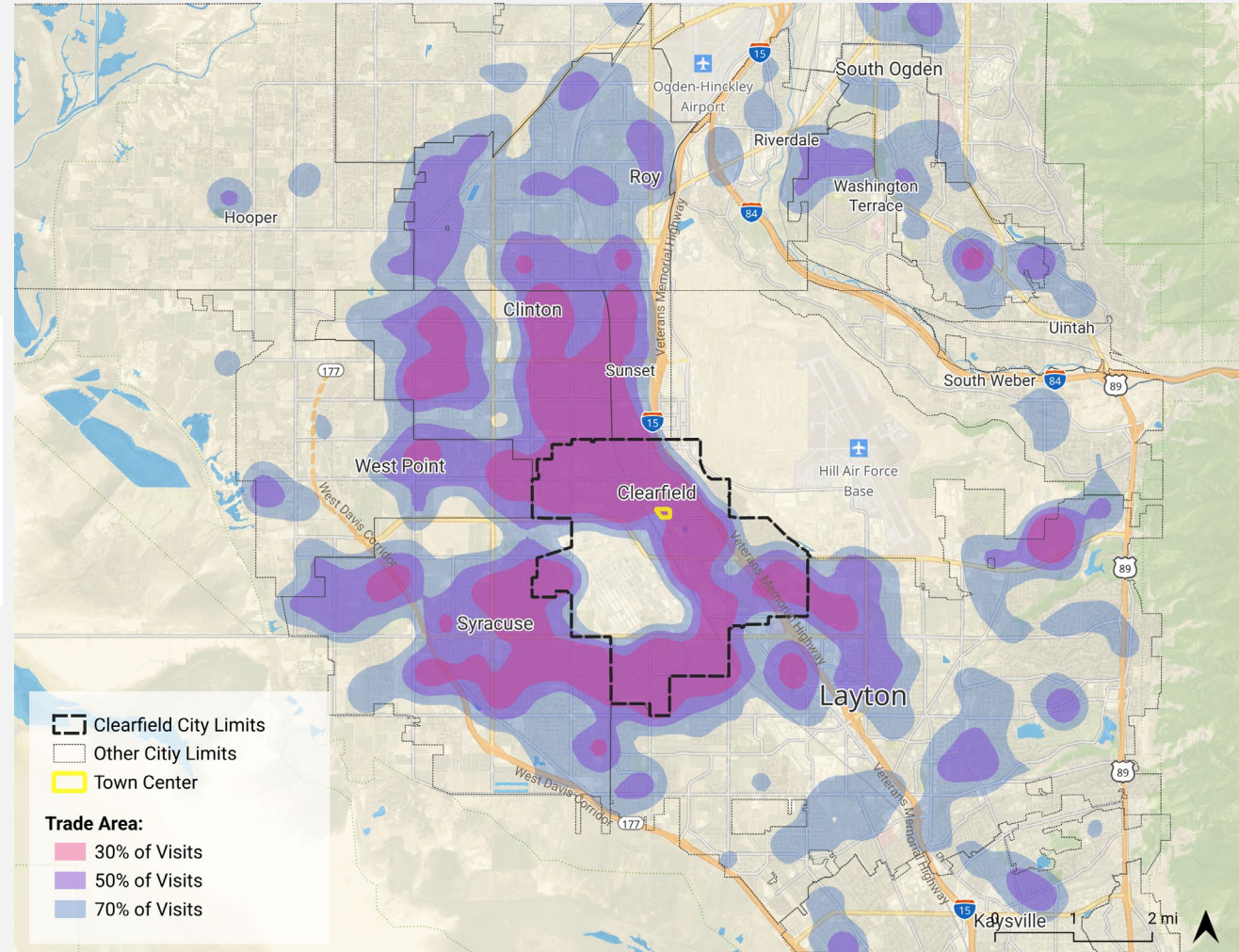
Monthly Visits, 2020-2026 (YTD)



Visits by Household Income Brackets



Town and Civic Center Trade Area



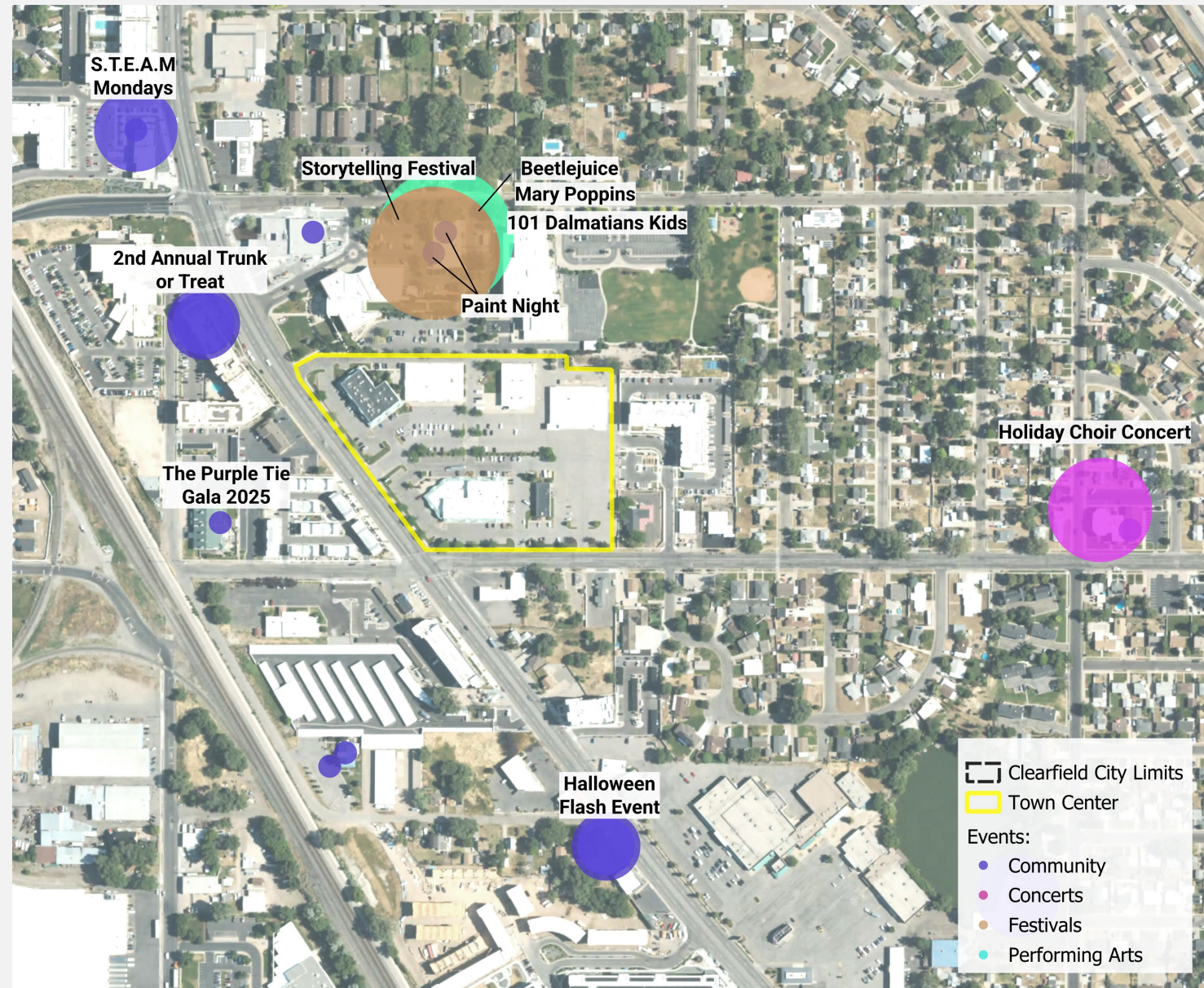
Events

Most Visited Events Near Town Center in 2025

Event	Month	Category	Estimated Visitation (Total)
Mary Poppins	June	Performing Arts	1,229
Beetlejuice	September-October	Performing Arts	963
101 Dalmatians Kids	March	Performing Arts	716
Storytelling Festival	January	Festival	570
Holiday Choir Concert	December	Concerts	402
Meet the Northern Utah Doula Collective	June	Community	300
S.T.E.A.M Mondays	February	Community	300
2nd Annual Trunk or Treat	October	Community	217
Halloween Flash Event	October	Community	200

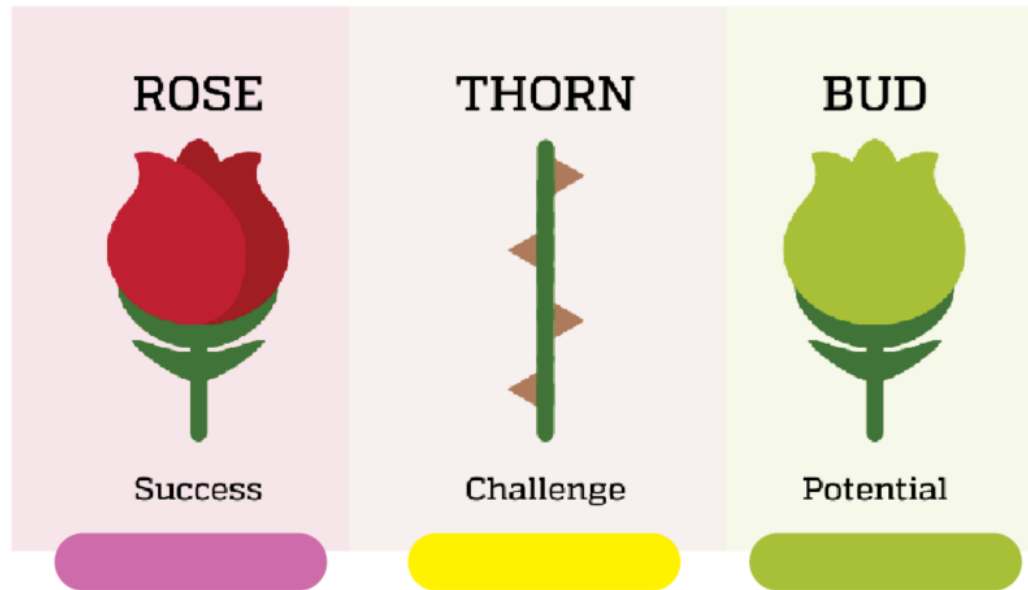
Source: Placer.ai

Events in or Near the Town Center, 2025



Source: Placer.ai

ACTIVITY: Rose, Thorn, Bud



ROSE: SOMETHING POSITIVE. Things that need to remain or expanded upon during the planning process.

THORN: SOMETHING NEGATIVE. Things that are not working and are problematic.

BUD: HAS POTENTIAL. Area of opportunity or an idea that has yet to be explored.



Recap Days 1 & 2

Staff, public, and stakeholders told us...

- Figuring out **City/private financial relationship** is of utmost importance
- A **gathering place** where every space generates **multiple kinds of activity**
- Very **few if any passive** spaces, considering site constraints
- Concerns about existing **tenant displacement** and how the roadmap fits their timelines
- Ultimate vision also needs to be implementable in **phases**
- **Human scale** design
- **Great location**, density/proximity of great **public uses**, but needs **better connections**
- **Streets should be “places” first** and not focused on movement or throughput
- Need a **buffer** from the sounds and traffic of **State Street**
- Color, art, activity, and life that **reflect Clearfield’s identity**
- Where **families can stay for hours** + kids can play freely and safely

Is there alignment or misalignment between these and yours?



“Must Haves” for a Successful Downtown

1
Lead with the
Public Realm

2
Use Public
Investment to
Catalyze Private
Investment

3
Break Down
Superblocks
into Walkable
Pieces

4
Buildings Front
on Streets;
Parking Behind

5
Create a Park-
Once District

6
Design Streets
as Places

7
Design for
Activity All Day
and All Year

8
Turn
Constraints into
Placemaking
Assets

9
Build Identity
Through
Authentic Place

10
Make
Implementation
Part of the Design



ACTIVITY: Year-Round Activation

What would the Clearfield Civic & Town Center look like...

During the day on a weekday?

At night?

On an average summertime day?

On the 4th of July?

During winter holidays?



Scan QR Code Here

or Menti.com
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ACTIVITY: Vision, Guiding Principles, Goals, & Success Measures

VISION

A vision statement is a concise and future-focused statement that serves as the foundation for the planning process.



GUIDING PRINCIPLES

Characteristics of success, like understanding when the vision is realized. This is used by the project team as a guide for planning & design decisions.



GOALS & SUCCESS MEASURES

Specific, measurable, short-term actions that help to achieve the long-term vision.

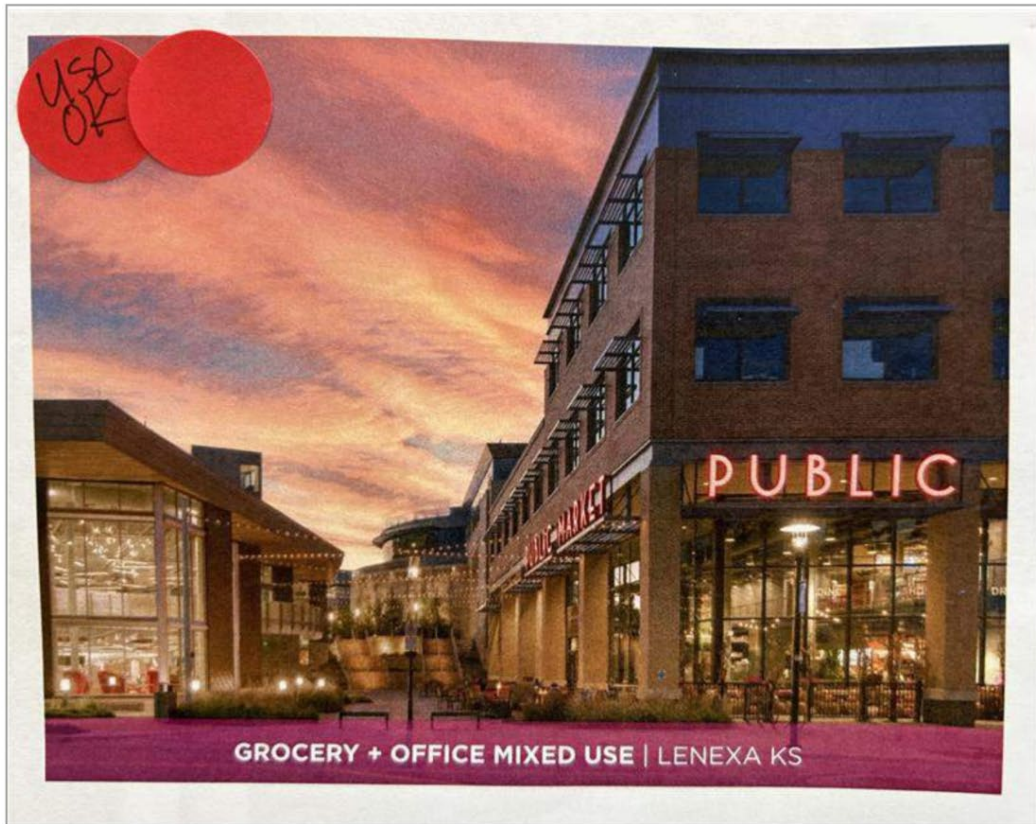


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ACTIVITY: Visual Listening



GREEN

Place green dots on images where you like both the appearance and use.

YELLOW

Place yellow dots for images where you like either the appearance or use, then add a sticky note to specify what you like or dislike.

RED

Place red dots on images where you dislike both the appearance and use.

Next Steps



Project Scope & Schedule



Charrette Week Schedule

MONDAY

9:30-11:30 am:

Project Team Mtg

3:00-7:00 pm:

Public Open House

TUESDAY

10:00 am-12:00 pm:

Stakeholders Mtg

Afternoon:

*Design workshopping
& alternatives
development*

6:00-7:30 pm:

*City Council Working
Session*

WEDNESDAY

Morning:

*Design workshopping
& alternatives
development*

1:30-3:30 pm:

*Project Team Mtg &
Concept Alternatives
Workshop*



Help Improve the Project by Sharing with Others:

tinyurl.com/Clearfield-Town-Center

