CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 13, 2026 - WORK MEETING

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK MEETING

Update from the Code Compliance Division

Discussion on Regulatory Priorities for Large-load Power and Water Users

Department Updates

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

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

Posted October 6, 2026.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website – ClearfieldCityUT.gov, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Nancy R. Dean at Clearfield City, nancy.dean@clearfieldcityut.gov & 801-525-2714

CLEARFIELD
UTAH'S MILITARY CITY

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Beth Dean, Building Official

MEETING DATE: October 13, 2026

SUBJECT: Code Compliance Update

RECOMMENDED ACTION

No action is needed at this time. This presentation will be an opportunity for staff to provide an update of Code Compliance efforts in the city to the council.

DESCRIPTION / BACKGROUND

Staff have prepared a PowerPoint presentation to provide the City Council with an overview of the Code Compliance Division's efforts and accomplishments. Due to the broad scope of the Division's work, it can be difficult to fully capture the volume and variety of activities completed by Code Compliance Officers in a brief meeting update. The presentation is intended to provide a more comprehensive look at these efforts.

The presentation will highlight the following:

- **Code Compliance Process**: Recent changes and improvements to the process used to address code compliance issues.
- **Citywide Compliance**: Factors and variables that affect the Division's ability to enforce codes consistently throughout the City.
- **Weekly Activities**: Examples of the ongoing tasks and responsibilities undertaken by Code Compliance Officers each week.
- **Code Case Comparison**: A comparison of code cases handled in 2025 and 2026.
- **Before-and-After Examples**: Photographs demonstrating the results of code compliance efforts and improvements made throughout the community.

The presentation is intended to give the City Council a better understanding of the day-to-day responsibilities of the Code Compliance Division and the impact of its work on the community.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

LIST OF ATTACHMENTS

- Update Code Compliance Presentation

Code Compliance Update

October 2026



Process

- *Receive complaint/address property while in the area.*
- *Investigate and document code violations.*
- *Start case file and fill out Request for Compliance (RFC) form.*
- *Review and issue RFC.*
- *14-day compliance window. Extensions can be granted.*
- *If compliance is not reached by deadline, current pictures of property and default judgment paperwork is sent to Administrative Hearing Officer for approval.*
- *Default is recorded with county. Fines start accumulating.*
  - *1st and 2nd defaults are recorded as property lien.*
  - *3rd or more defaults are recorded as tax lien.*
- *Other tools we can utilize for compliance.*
  - *Abatement (Budget of $10,000).*
  - *Working with other departments (e.x. Police and Legal)*





- *2 code compliance officers*
- *Approximately 4,960 acres (7.75 sq mi)*
- *Approximately 11,268 households. (Census 2025)*
- *Approximately 700 licensed commercial businesses.*

- *In the last 5 years, there are approximately 200 properties that are repeat offenders for non-compliance that code watches. (2 or more cases per property)*
- *May 2025 Code switched to Civic Review Software to create and track code cases.*



- *Average of 30 cases generated a week*
- *From time of complaint to sending the RFC out in the mail is roughly 30 minutes/case. (Approximately 15 hours/week)*
- *The other 25 hours during the week is for:*
  - *Responding to emails, voicemails, text messages, etc.*
  - *Updating case notes*
  - *Meetings*
  - *Training*
  - *Re-inspections*
  - *Working with the Administrative Hearing Officer*



- *2025 Cases*
  - *January to August*
  - *522 RFCs issued*
  - *480 Reached compliance*
  - *33 Recorded Default Judgments*

- *2026 Cases*
  - *January to August*
  - *540 RFCs issued*
  - *429 Reached compliance*
  - *35 Recorded Default Judgments*


Aug 26, 2026 at 11:24:11 AM
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Sep 18, 2026 at 9:51:27 AM
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Aug 20, 2026 at 1:27:37 PM


Sep 14, 2026 at 12:27:13 PM


Aug 20, 2026 at 1:21:09 PM


Sep 8, 2026 at 12:54:15 PM
SPEED LIMIT 25


8/25/2026 12:35 PM


9/3/2026 10:49 AM


8/25/2026 12:21 PM


9/10/2026 2:50 PM


9/4/25, 10:38 AM


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CLEARFIELD
UTAH'S MILITARY CITY

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: JJ Allen, City Manager

MEETING DATE: October 13, 2026

SUBJECT: Scope discussion - regulations for large-load power and/or water users

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RECOMMENDED ACTION

Discuss and provide direction to staff

DESCRIPTION / BACKGROUND

The recently adopted Temporary Land Use Regulation allows the City some time to research the issues and determine what regulations may be appropriate for large-load users. The purpose of this discussion is to allow the City Council to identify the issues or potential impacts of greatest concern, and to provide general direction to staff to help narrow the scope of research. The attached slides will serve to guide the discussion.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

Large-load users (those that currently exist in Clearfield as well as those that may come in the future) have an impact on and play a role in Clearfield's image, livability, and economy. They also have an impact on the City's infrastructure, which needs to be robust and resilient in order to provide quality municipal services.

HEDGEHOG SCORE

Not applicable at this stage of the process

FISCAL IMPACT

A regulatory ordinance (whatever it includes) has the potential to impact the City's revenues, positively or negatively, but the impact cannot be understood until the policy / regulation is in place and development decisions are made by private entities.

ALTERNATIVES

The City Council enacted the Temporary Land Use Regulation in order to provide time to craft sound and well-researched regulations. We are currently commencing that research. That said, the Utah Legislature is likely to consider (and pass) new regulations at the State level that would supersede whatever Clearfield City determines. In that context, the following alternative paths are available to the Council, though not necessarily recommended:

- Hold off on researching potential regulations and preparing a Clearfield ordinance until we have a clearer picture of the Utah Legislature's approach.
- Rescind the Temporary Land Use Regulation, and then adopt an ordinance sometime after the 2027 legislative session.

SCHEDULE / TIME CONSTRAINTS

The Temporary Land Use Regulation will expire on March 16, 2027.

LIST OF ATTACHMENTS

- PowerPoint slides with discussion points / questions

Scope Discussion

Regulations for Large-Load Power and/or Water Users

What People Worry About



Where and How

- *Which zone is best suited for such uses?*
  - *Permitted use?*
  - *Conditional use?*
  - *Overlay?*

Which Impacts Warrant City-Level Regulation?

- *Water consumption*
  - *Require closed-loop cooling system?*
    - *Even for existing facilities (retrofit)?*
  - *Daily consumption cap?*
- *Power demand*
  - *Is it the City's place to regulate, or does the question belong with RMP?*
- *Noise*
  - *Clearfield already has a noise ordinance*
  - *If the use is within the Freeport Center, is there a need for extra regulation?*
- *City infrastructure and services (streets, public safety, etc.)*
- *Heat, e-waste, decommissioning*
  - *Are these more in the purview of EPA / DEQ?*

Other Considerations

- *Community Benefit Agreements*
  - *Becoming more common as a way to mitigate impacts*
- *Clearfield's capacity*
  - *Not much open ground for new construction, and what is open is mostly intended for other types of uses (commercial, mixed-use, and residential)*
  - *Limit to existing buildings (i.e. no new construction)?*
  - *Cap the number of locations in Clearfield?*
  - *Cap the aggregate square footage of all locations?*
- *Job creation (or lack thereof) compared to other potential uses*
- *Tax revenue*