

CLEARFIELD FORWARD

Economic Readiness & Innovation Strategy

Infrastructure-Conscious Land Use • Physical AI • Robotics • Defense Industry

The Strategy in One Sentence

Grow household income and commercial viability by preparing Clearfield for the industries and infrastructure of the next economy.

LAND

Protect strategic employment and commercial capacity

INFRASTRUCTURE

Plan water, transportation and electrical capacity with land use

JOBS

Recruit robotics, advanced manufacturing and defense-adjacent firms

- Freeport = industrial/production anchor
- Legend Hills = commercial/employment anchor
- Clearfield Station = housing/transit/workforce connector.
- The objective is not technology for its own sake: it is higher-productivity jobs, stronger household purchasing power and a more durable commercial tax base.

A New Land-Use Lens: Measure Infrastructure Consequences Before Rezoning

- Utah already requires land-use planning to account for water demand; Clearfield added its Water Use and Preservation Plan to the General Plan in 2025.
- Clearfield could explore a parallel planning-level electrical metric: projected peak kW/MW by development type and district.
- For major General Plan amendments, compare adopted plan vs. proposal across water ERUs, peak electrical demand, traffic and required infrastructure.

Housing Growth Must Be Matched by Income and Employment Growth

\$520K

Utah median sale price, Q1 2026

\$147K

Approx. income needed for median home
with 10% down

~280K

Additional Utah housing units needed by 2035

- Housing supply remains necessary, but affordability also depends on earnings. Economic recruitment therefore belongs inside the housing strategy.
- Major rezonings should identify what is gained and what employment/commercial capacity may be lost when planned land uses change.
- Legend Hills, Freeport and Station-area development should reinforce one another rather than compete for the same land-use function.

Utah Precedent Exists for Connecting Electricity and Development

BRIGHAM CITY

2014 Ombudsman opinion recognized added electrical capacity/demand from a commercial upgrade as development impact that could support an electrical impact fee, subject to proper statutory analysis.

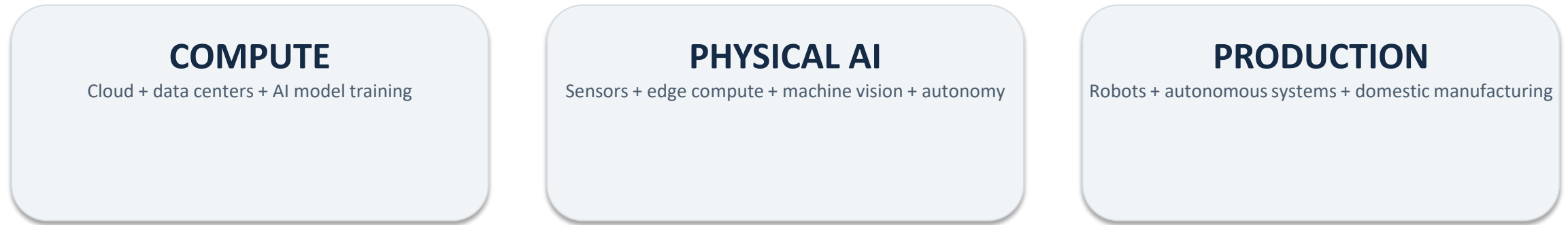
SALT LAKE COUNTY

In 2010 SL County had an electrical planning approach that used local long-range land-use plans to identify where future development could require additional electrical network facilities.

- Policy opportunity: institutionalize the comparison before land-use decisions are permanent.

The AI Race Is Moving From Compute to the Physical World

Data centers remain foundational; the next competition is converting AI into machines that act in factories, logistics and defense.

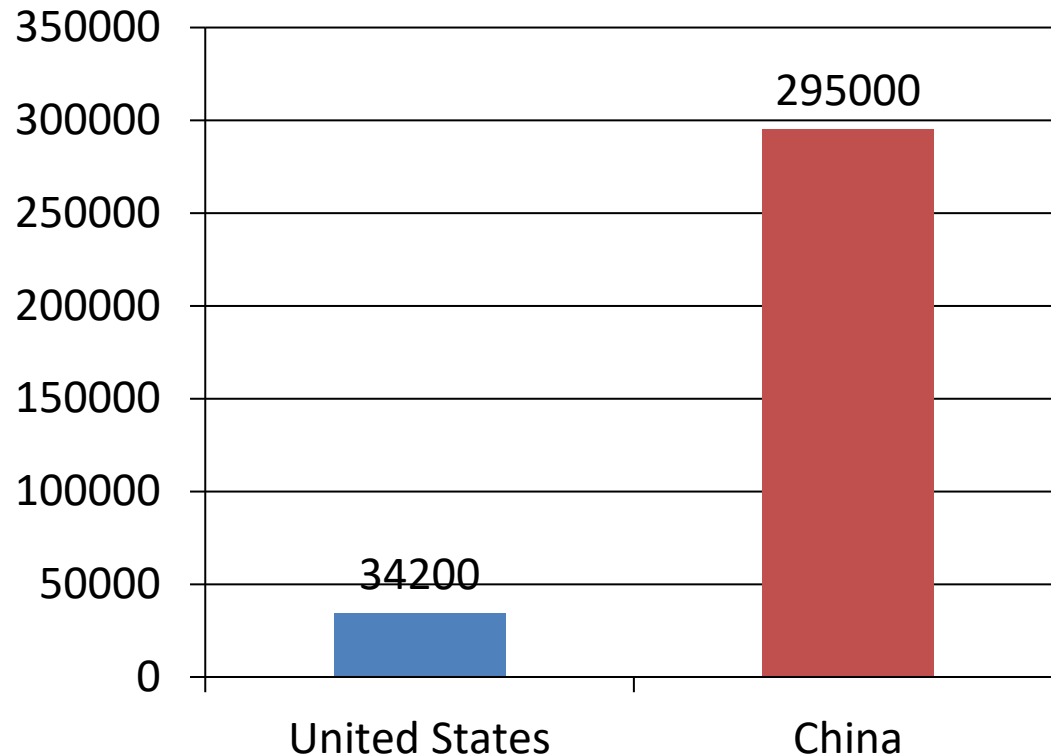


- Figure's September 2026 agreement targets up to 100,000 next-generation Graphics Processing Units and \$3.5B of initial compute showing that physical AI itself is becoming compute-intensive.
- DoD's FY2025 request included \$1.8B for AI and \$1.4B for Combined Joint All-Domain Command and Control (An effort to make the U.S. military's **sensors, data, AI, communications, commanders and weapons systems work together across air, land, sea, space and cyber with allies**) while also emphasizing resilient supply chains and a modern industrial base.
- Clearfield's niche does not need to be hyperscale data centers; it can be the physical layer that turns AI into deployable capability.

*Physical AI: Is an AI system that perceives, reasons about, and acts within the real 3D physical world rather than existing only in digital software or cloud environments

Robotics Is Now an Economic and National-Defense Competition

2024 industrial robot installations



- China installed about 295,000 industrial robots in 2024 versus about 34,200 in the U.S.
- DoD's Replicator initiative was launched to field autonomous systems at scale and address China's advantage in military mass.
- That opens a lane for commercial robotics, components and manufacturing firms to participate in national readiness.

Why Clearfield Has a Credible Right to Compete

26,893

Hill AFB workforce

\$4.33B

Annual expenditures

\$12.76B

Estimated annual economic impact

- Clearfield already sits beside one of Utah's largest economic and defense assets and has industrial-scale land at Freeport.
- A recruitment strategy can focus on dual-use capabilities: robotics integration, sensors, motors/actuators, electronics, secure communications, machine vision, composites, additive manufacturing, autonomous logistics and sustainment.
- The goal is to deepen Clearfield's identity as a military city by becoming more useful to the defense industrial ecosystem not simply by proximity to the base.

A Recruitment Pipeline: Pursue Growth, Not Just Famous Names

These companies illustrate the kinds of expansion, suppliers and satellite operations Clearfield can track.

APPTRONIK

\$935M+ Series A; expanding Robot Park training/data sites. Potential: Western training, deployment or partner site.

AGILITY ROBOTICS

New 60K-sq-ft Fremont Physical AI hub; \$300M+ multi-year Digit orders. Potential: testing, field ops, supplier ecosystem.

FIGURE

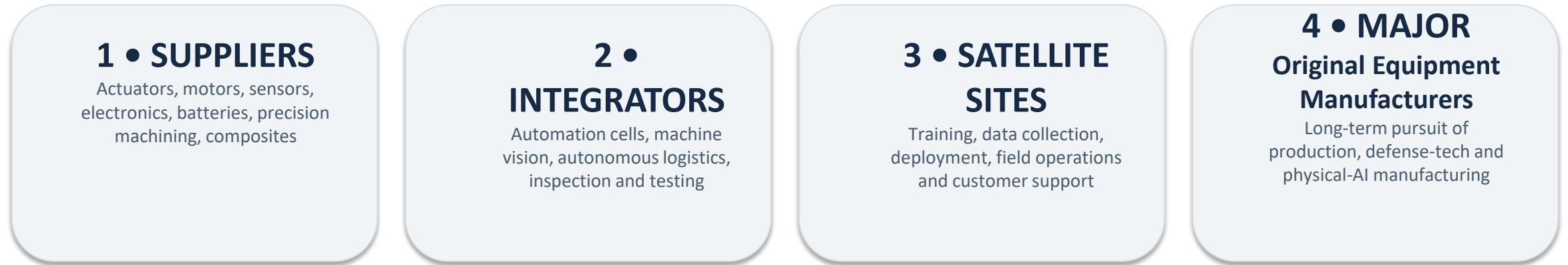
BotQ targets 12K robots/year; supply chain spans actuators, batteries, sensors, structures and electronics. Potential: suppliers.

ANDURIL

Arsenal-1: \$900M+ investment, 5M+ sq ft, 4,000+ jobs. Model for defense-tech manufacturing and supplier recruitment.

Clearfield's Recruitment Ladder

Start where the city has the strongest probability of competing, while building relationships up the value chain.



- Near-term work: build a 25–50 company prospect list, inventory Freeport/industrial buildings and power capacity, identify workforce pipelines, and establish a Hill/defense-industry recruitment narrative.
- Measure success by qualified prospects, site visits, supplier introductions, jobs/wages, capital investment and retained strategic land not by announcements alone.

Council Suggestions: Build the Conditions Before the Market Arrives

- Explore an Energy & Utility Capacity Element for the next General Plan cycle.
- Create a standard infrastructure comparison for major land-use amendments.
- Protect strategic employment land while pairing housing growth with higher-wage job creation.
- Develop a physical-AI / robotics recruitment pipeline centered on suppliers, integrators and defense-adjacent manufacturing.
- Use Hill AFB + Freeport + Clearfield's location as the core economic-development proposition.

AI • Robotics • Defense • Recruitment Detail

AI + Robotics Defense

Why physical AI belongs inside Clearfield's long-range economic-development conversation.

AI / DATA

Models, data centers, cloud and command-and-control infrastructure

EDGE / AUTONOMY

On-device compute, sensing, navigation, secure communications

PHYSICAL SYSTEMS

Robotics, UAS, logistics, inspection, maintenance and counter-UAS

- DoD's Replicator program has considered 500+ commercial firms; awards reached 30+ hardware/software companies and 50+ subcontractors, with 75% of awardees identified as nontraditional defense contractors.
- DoD Directive 3000.09 already establishes policy for autonomous and semi-autonomous weapon systems, including testing and appropriate levels of human judgment.
- The opportunity for Clearfield is broader than weapons: physical-AI supply chains include manufacturing, components, sensors, power systems, secure communications, testing and sustainment.

Industries Clearfield Could Target

A broader recruitment universe than humanoid-robot manufacturers alone.

ROBOTICS COMPONENTS

Actuators, motors, gearboxes, encoders, sensors, cameras, machine vision

POWER + ELECTRONICS

Battery packs, Battery Management System, power electronics

ADVANCED MANUFACTURING

Precision machining, castings, stampings, composites, additive manufacturing

AUTONOMY + EDGE AI

Edge compute, navigation, perception, fleet software

DEFENSE / DUAL USE

UAS, counter-UAS, autonomous logistics, inspection and resilient communications

TEST + SUSTAINMENT

Reliability labs, field testing, repair, remanufacturing, deployment support

Growth Companies to Track for Recruitment

Targets can include direct operations, suppliers, training sites, testing, field support or future production.

APPTRONIK

\$935M+ Series A; expanding Robot Park network.
Angle: training/data collection, deployment, suppliers.

AGILITY ROBOTICS

60K-sq-ft Fremont Physical AI hub; 65K+ operating hours; \$300M+ multi-year orders. Angle: testing/field operations.

FIGURE

BotQ designed for up to 12K robots/year; production ramp reached one robot/hour cycle time. Angle: component suppliers and manufacturing.

ANDURIL

Large-scale defense-tech manufacturing model.
Angle: suppliers, autonomy ecosystem and defense-adjacent production.

GECKO ROBOTICS

Robotic inspection of critical infrastructure and defense assets. Angle: industrial inspection, sustainment and field support.

SUPPLY-CHAIN FIRMS

Often the most attainable first wins: motors, actuators, batteries, sensors, electronics, machining and composites.

What Clearfield Would Actually Recruit

The practical sequence is supplier-first, ecosystem-first—not “land a humanoid factory or fail.”

- 1. Supplier wins — smaller component and advanced-manufacturing firms that fit Freeport and existing industrial buildings.
- 2. Integrators — robotics, automation, machine-vision and autonomous-logistics firms serving manufacturers and defense customers.
- 3. Satellite operations — training, testing, deployment, customer support, data collection and reliability engineering.
- 4. Defense-adjacent production — companies able to serve Hill AFB, primes, Replicator-type programs and commercial markets.
- 5. Major Original Equipment Manufacturer relationships — maintain long-term relationships with rapidly scaling physical-AI companies as they expand geographically.
- Recruitment readiness should include available buildings, industrial land, projected electrical capacity, workforce pipelines, transportation access and a clear Hill/Freeport value proposition.