CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 PM POLICY MEETING
September 22, 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 Karece Thompson, Councilmember Dakota Wurth, Councilmember Danielle King

ABSENT: Councilmember Megan Ratchford

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, CDBG Coordinator Allison Barnes, Assistant Police Chief Devin Rogers, Community Services Director Eric Howes, Public Works Director Adam Favero, Community Development Director Stacy Millgate, Associate Planner Tyson Stoddard, Communications Manager Shaundra Rushton, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Taylor Alvarez, Cristy Zabrosky, Ron Clements, Frank Zobrosky, Roget Nessen, Michael Christensen

Mayor Shepherd called the meeting to order at 7:04 p.m. and explained the process for submitted comments during public hearings and the open comment period.

Councilmember Wurth led the opening ceremonies.

APPROVAL OF MINUTES
September 8, 2026 – Work Meeting
September 8, 2026 – Policy Meeting

Councilmember Wurth moved to approve the September 8, 2026 work and September 8, 2026 policy meeting minutes, seconded by Councilmember King.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

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

Allison Barnes, CDBG Coordinator, presented the 2025–2026 Consolidated Annual Performance Evaluation Report (CAPER). She reported that Open Doors, Safe Harbor, and the Davis Community Learning Center had each spent their allotted $10,342. She stated that $134,466 had been allocated for the City Hall elevator project, with an additional $26,000 added from prior program years, and $41,373 had been allocated for program administration.

Ms. Barnes reported that Open Doors served 125 Clearfield residents, Safe Harbor served 310, and the Davis Community Learning Center served 689, for a total of 1,124 participants. Of those participants, 390 were categorized as extremely low income, 602 as low income, and 132 as moderate income.

Mayor Shepherd opened the public hearing and invited comments regarding the CDBG performance evaluation report. No public comments were provided.

Councilmember Peterson moved to close the public hearing at 7:07 p.m., seconded by Councilmember Thompson.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

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)

Tyson Stoddard, Associate Planner, explained that trailer sales were currently permitted in the Town Commerce (TC) Zone within the downtown Form Based Code area. He stated that trailer sales had not originally been permitted when the downtown Form Based Code was adopted in 2020. The use was added in 2025 following uncertainty regarding whether trailer sales fell within the City's motor vehicle sales definition and discussions involving a prospective business, the Property Rights Ombudsman's Office, and the City Council.

Mr. Stoddard stated that staff subsequently continued evaluating trailer sales in relation to the City's downtown character and mixed-use vision. Staff determined that trailer sales constituted a distinct use from motor vehicle sales and had operational characteristics more compatible with the M-1 Manufacturing Zone and less compatible with a mixed-use, walkable downtown.

Mr. Stoddard explained that the proposed amendment would establish a specific definition for trailer sales, remove trailer sales as a permitted use in the TC Zone, retain applicable Form Based Code development standards for the existing trailer sales business as a legal nonconforming use, and establish trailer sales as a conditional use in the M-1 Manufacturing Zone. He identified the TC areas within downtown and the M-1 area encompassing much of the Freeport Center. He reported that the Planning Commission had recommended approval based on the findings contained in the staff report.

PUBLIC COMMENT

Michael Christensen, Resident, expressed concern regarding the precedent of amending the code to allow a particular trailer sales business and then subsequently removing the use from the zone, thereby making the existing business nonconforming. He questioned whether the change could effectively leave one business as the only trailer sales operation allowed in that zone. He also questioned whether the TC Zone realistically had demand or space for multiple trailer sales businesses and whether removing the use was necessary.

Councilmember Wurth moved to close the public hearing at 7:12 p.m., seconded by Councilmember Peterson.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

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)

Tyson Stoddard, Associate Planner, presented a zoning map amendment request for property located near 1000 East and Antelope Drive/1700 South. He stated that the overall property consisted of approximately 7.62 acres and was currently zoned M-1 Manufacturing. The property contained a residential dwelling near the northeast corner, while most of the property was used for commercial storage of camping trailers and recreational vehicles.

Mr. Stoddard explained that the applicant requested approximately 2.6 acres nearest Antelope Drive be rezoned from M-1 Manufacturing to C-2 Commercial and the remaining approximately five acres be rezoned to R-3 Residential. The applicant's conceptual plan showed approximately 28,000 square feet of commercial office space and 67 townhomes on the residential portion, representing approximately 13.4 residential units per acre. Mr. Stoddard emphasized that the plan was conceptual and that the matter before the Council was the rezone rather than approval of a specific development plan.

Mr. Stoddard reported that the Davis and Weber Counties Canal Company had submitted written comments stating that irrigation lines along Antelope Drive and 1000 East would need to be protected during future development. Residents from a neighborhood east of the property in Layton had also raised concerns regarding traffic on 1000 East, particularly during morning and afternoon peak periods and when trains blocked the nearby railroad crossing, as well as pedestrian safety due to incomplete sidewalk infrastructure.

Mr. Stoddard stated that development of the property would provide an opportunity to complete the sidewalk along the Clearfield side of the property. He also reported that Layton City had received a federal Safe Routes to School grant for a pedestrian bridge across the railroad tracks. Layton City's goal was to complete the bridge by approximately the end of 2028, with completion required under the grant by the end of 2030.
Mr. Stoddard reported that the Planning Commission recommended approval of the rezone subject to execution of a development agreement. He explained that development agreements had typically been used for mixed commercial and residential projects to establish expectations regarding the timing of commercial development. The applicant had indicated willingness to work through a development agreement addressing development timelines, design standards, site layout considerations, potential owner-occupancy requirements, and the amount or square footage of commercial development.

Mr. Stoddard explained that the proposed rezone was generally consistent with the City's General Plan and Station Area Plan. The General Plan designated the property as General Commercial, where commercial development was the primary consideration but residential development could be considered as part of a mixed-use project. The Station Area Plan similarly contemplated commercial development near the corner and potential residential development on the remainder of the property. He stated that changing the M-1 zoning could also better align the property with the City's long-term land use vision, which concentrated manufacturing uses primarily north of Antelope Drive in the Freeport area and contemplated transitions to commercial and residential uses south of Antelope Drive.

Councilmember Thompson asked how the proposal was considered generally consistent with the General Commercial designation when approximately five acres were proposed for residential development and approximately two acres for commercial development. Mr. Stoddard explained that the General Plan identified commercial as the primary consideration but did not prescribe a specific percentage of a property that must be commercial. Determining whether the proposed commercial component satisfied the City's vision was ultimately a legislative decision for the City Council.

Councilmember Thompson asked whether the term "primary consideration" had a more defined standard or was it subject to the Council's interpretation. Mr. Stoddard responded that the General Plan served as a guide and did not establish a specific acreage or percentage requirement. The Council, acting as the legislative body, would determine whether the proposal was consistent with its vision for the area.

Councilmember Thompson then discussed the relationship between the Station Area Plan and the more recently adopted General Plan and asked about water use implications associated

with changing the anticipated land uses. Councilmember Thompson noted that residential development represented ongoing water demand and asked how the equivalent residential unit usage of the proposed development might compare with development under the existing or planned designations.

Mr. Stoddard explained that the property's current water use was likely relatively low because it contained one residence and was otherwise primarily used for trailer storage. Development with approximately 67 townhomes and an office building would increase water consumption compared with the current use. However, he noted that the property was currently zoned M-1 Manufacturing and certain manufacturing uses could also consume significant amounts of water. Consequently, actual water consumption would depend on the type of development constructed, and it was not possible at that stage to determine whether residential development would consume more or less water than a hypothetical manufacturing use.

Councilmember Thompson suggested that future staff reports involving redevelopment or land use changes include information comparing equivalent residential unit water demands where possible. Councilmember Thompson stated that the information would assist the Council in considering land-use efficiency, commercial viability, redevelopment, and infrastructure impacts together rather than considering zoning decisions in isolation.

City Manager JJ Allen added that the City's Water Master Plan contemplated future land uses and that infrastructure, impact fee, and water-rate planning should account for anticipated redevelopment. Mr. Allen believed the property had likely been considered for development generally consistent with a mixture of commercial and residential uses but deferred to Public Works Director Adam Favero for confirmation.

Mr. Favero confirmed that Public Works had worked extensively with planning staff during preparation of the water planning documents. Future land uses and zoning changes, particularly along corridors expected to redevelop more quickly, had been considered in the City's water modeling and planning.

Councilmember Thompson stated that the additional information was helpful and reiterated an interest in understanding the infrastructure and economic impacts associated with future land use decisions, including potential tax base benefits from commercial development.

Mayor Shepherd opened the public hearing. No public comments were provided.

Councilmember Thompson moved to close the public hearing at 7:35 p.m., seconded by Councilmember King.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

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

Tyson Stoddard, Associate Planner, presented proposed amendments to Title 11 of the Clearfield City Code intended to bring the City's residential development standards into compliance with Utah Code §10-20-618. He explained that state law limited municipal authority over certain residential building-design elements and parking standards applicable to single-family, two-family, and townhome dwellings.

Mr. Stoddard stated that the amendments would reduce City requirements for minimum finished floor area where existing requirements exceeded 1,000 square feet; address restrictions on requiring garages for housing meeting the statutory definition of affordable housing; and amend parking and garage dimensional standards. He explained that the City could not require uncovered residential parking spaces larger than nine feet by 20 feet or covered parking/garage spaces larger than 10 feet by 20 feet, although the City could require covered parking areas to remain unobstructed.

The amendments would also add a definition of "townhome" to Title 11 and identify townhomes as a permitted use in the R-2 and R-3 Zones. Proposed design standards would limit connected townhome units to six per building, consistent with the City's existing vision for townhome development.

Mr. Stoddard reported that during the Planning Commission public hearing, a resident expressed support for making garages optional in all residential zones and expressed concern regarding the statutory definition of affordable housing, which referenced housing priced at 80 percent of the county median home price. Mr. Stoddard clarified that the affordable housing definition came from state statute rather than Clearfield City Code and that the purpose of the proposed amendments was specifically to bring the City's ordinance into compliance with state law rather than undertake a broader reconsideration of garage requirements.

Mr. Stoddard further reported that, following the Council's work session discussion, the proposed townhome definition had been revised by changing the word "may" to "shall" in one sentence. The Planning Commission had recommended approval based on the findings in the staff report.

Mayor Shepherd opened the public hearing. No public comments were provided.

Councilmember Peterson moved to close the public hearing at 7:41 p.m., seconded by Councilmember King.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

OPEN COMMENT PERIOD

Cristy Zobrosky, Clearfield resident, expressed concern about additional townhome and apartment development and stated that residents wanted additional retail services, including a grocery store and pharmacy. Ms. Zobrosky recalled businesses that had historically operated in the area and questioned the type and scale of businesses that might occupy commercial spaces beneath residential development. Ms. Zobrosky also raised concerns regarding water use, public notification of proposed developments, increasing traffic, garbage collection, and the effect of additional residential development on existing neighborhoods. Ms. Zobrosky encouraged the City to pursue a grocery store and other businesses desired by residents.

Mayor Shepherd responded that the Council would support a grocery store proposal but explained that the City itself did not construct grocery stores.

Ron Clements, Clearfield resident, expressed concern about continued apartment development and stated that more effort should be directed toward attracting businesses to Clearfield. Mr. Clements stated that residents frequently spent money in surrounding communities and expressed concern about increasing demands on police and fire services associated with additional development. Mr. Clements encouraged the City to pursue economic development that would retain spending within Clearfield and expressed concern that redevelopment was allowing developers to determine the City's future rather than focusing on attracting businesses and preserving limited resources, including water.

Michael Christensen, Clearfield resident, had submitted a comment form but did not provide additional comments when called.

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

Councilmember King moved to 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, seconded by Councilmember Thompson.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

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)

Councilmember Wurth moved to approve 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, seconded by Councilmember Peterson. Councilmember King voted nay, stating the vote was consistent with a preference to retain a primarily commercial use for the area. Mayor Shepherd stated that the proposed development represented a good opportunity and acknowledged concerns regarding the amount of commercial development but believed the property's layout and topography supported the proposal.

RESULT: **Passed [3 TO 2]**
YES: Mayor Shepherd, Councilmember Peterson, Councilmember Wurth
NO: Councilmember Thompson, Councilmember King
ABSENT: Councilmember Megan Ratchford

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)

Councilmember Thompson stated that while there was validity in considering downtown walkability and the desired appearance and character of the City, there was continued concern about limiting potential economic opportunities based on those considerations. Councilmember Thompson stated that additional businesses could benefit residents and that trailer sales could generate tax revenue.

Councilmember King moved to 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 (Manufacturing) Zone and authorize the mayor's signature to any necessary documents, seconded by Councilmember Wurth.

RESULT: **Passed [3 TO 1]**
YES: Councilmember Peterson, Councilmember Wurth, Councilmember King
NO: Councilmember Thompson
ABSENT: Councilmember Megan Ratchford

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

Councilmember Wurth stated that requiring garages could affect housing affordability and expressed concern regarding the State's definition used to determine affordable housing. Councilmember Wurth acknowledged, however, that the proposed amendments were necessary to comply with state law and that state requirements limited the City's discretion.

Councilmember Wurth moved to 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, seconded by Councilmember Thompson.

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

COMMUNICATION ITEMS

MAYOR'S REPORT

Mayor Mark Shepherd

- Mayor Shepherd addressed comments regarding economic development and stated that the City was actively working to attract businesses. Mayor Shepherd reported that staff had met that afternoon with the County's economic development group and a developer familiar with Clearfield to discuss potential development opportunities. Mayor Shepherd stated that the City continued to pursue grocery store opportunities and that he and Spencer Brimley, Economic Development Director, regularly attended a national retail convention to recruit retailers to Clearfield.
- Mayor Shepherd discussed challenges experienced by previous grocery stores in Clearfield and stated that businesses needed sufficient community support to remain viable. Mayor Shepherd also discussed previous efforts to attract Costco to the Legend Hills area, noting that available land, financial incentives, and property ownership affected the City's ability to compete for large retailers.
- Mayor Shepherd stated that quality of life for Clearfield residents remained a primary consideration and that the development discussed during public comment had been approved several years earlier and was approaching construction. The City was also working on commercial development associated with that project.
- Mayor Shepherd reported attending a September 11 remembrance event at Hill Air Force Base and described presentations offering different perspectives on the events and impacts of September 11.
- Mayor Shepherd also reported attending the Eradicate Hate Global Summit in Pittsburgh and stated that, despite presentations addressing serious issues including online threats to children and hate, the conference emphasized hope, dignity, and treating others respectfully.
- At the conclusion of the City Council reports, Mayor Shepherd thanked Councilmembers Peterson and Wurth for clarifying the City's existing grocery options and sales tax implications of delivered online purchases. Mayor Shepherd recognized Rancho Markets as an important Clearfield business and reiterated the importance of existing commercial development. Mayor Shepherd also cited a multimillion-dollar golf facility and restaurant in Legend Hills as an example of recent commercial investment in the City.

CITY COUNCIL'S REPORTS

Councilmember Peterson

- Councilmember Peterson reported that there were no significant updates from Wasatch Integrated Waste Management and noted that a major waste conference would occur the following week.
- Councilmember Peterson clarified that Clearfield currently had two grocery stores, Rancho Markets and Winegar's, and encouraged residents to support both.
- Councilmember Peterson also discussed changes in sales tax sourcing associated with online purchases and home delivery and stated that purchases ordered from within Clearfield and delivered to Clearfield could generate sales tax revenue for the City even when fulfilled by businesses outside the City.
- Councilmember Peterson emphasized the importance of supporting existing local businesses, noting that some local businesses had reported difficulty remaining viable because residents chose businesses outside Clearfield. Councilmember Peterson encouraged residents to support existing businesses while the City continued efforts to attract additional commercial development.

Councilmember Wurth

- Councilmember Wurth reminded residents that the North Davis Fire District Fire Prevention Open House would be held the following Monday at Station 42 from 5:30 p.m. to 7:30 p.m. Councilmember Wurth also reported participating in the swearing-in of five new firefighters and the promotion of two firefighters and recognized the regional assistance provided by district firefighters to neighboring communities.
- Councilmember Wurth reported that the Youth Commission had recently held a suicide-prevention workshop and panel following its previous advocacy regarding youth homelessness and suicide prevention. Councilmember Wurth stated that approximately 30 people attended and commended the Youth Commission for continuing its community advocacy.
- Councilmember Wurth also addressed the earlier economic-development comments, noting changes in consumer shopping habits and increased online purchasing. Councilmember Wurth stated that these trends created challenges for small businesses and traditional retail establishments.
- Regarding housing, Councilmember Wurth stated that Clearfield's limited undeveloped land required consideration of vertical development and that housing affordability was a significant statewide challenge. Councilmember Wurth acknowledged residents' concerns and offered to continue discussing the issues after the meeting.

Councilmember King

- Councilmember King announced that Communities That Care North Davis planned to hold Red Ribbon Night at Clearfield High School on either October 26 or October 27. Councilmember King explained that the prevention event would focus on teen drug use and community awareness, including a "Gray Matters" campaign addressing marijuana's effects on adolescent brain development. The organization was seeking donated raffle prizes from local businesses. Councilmember King reported that Jason Kilmer from the University of Washington was expected to speak.
- Councilmember King also reported on a voluntary "We Card" campaign involving Communities That Care volunteers and Police Chief Bennett to encourage retailers and adults not to provide vaping products to minors. Councilmember King stated that prevention information indicated youth were beginning to vape at younger ages and often obtained products from adults.
- Councilmember King reported attending a Job Corps graduation and luncheon and recognized the opportunities the program provided to young people and the support shown between current students and graduates.

- Councilmember King also reported that Mosquito Abatement had obtained a replacement rental aircraft following the loss of its previous aircraft. Councilmember King stated that a West Nile virus case had been identified in Davis County but that the disease-carrying mosquito population was declining. Mosquito Abatement continued nighttime and dusk spraying and drone treatments for mosquito eggs.

Councilmember Thompson

- Councilmember Thompson reported that the North Davis Sewer District had recently completed an audit with one primary finding involving accounts that had not been properly included in financial reports. The district intended to correct the issue, and Councilmember Thompson stated that the district otherwise remained financially healthy.
- Councilmember Thompson announced the Utah State Treasurer's Office Women in the Money Conference scheduled for October 22–23, 2026, and stated that complimentary tickets could be available for City employees. Councilmember Thompson described the conference as focused on financial and economic education, particularly financial viability, economic progress, and upward mobility for women, and noted efforts to include domestic-violence outreach.
- Councilmember Thompson also reported working on a presentation regarding future economic development and employment opportunities, including potential opportunities associated with the robotics industry. Councilmember Thompson stated that the research was also prompting consideration of future water and electrical demands when evaluating development proposals.
- Councilmember Thompson expressed concern that newly constructed townhomes could be priced beyond the income levels of many current Clearfield residents and suggested exploring economic-development opportunities capable of attracting higher-paying jobs so residents could better afford available housing.

CITY MANAGER'S REPORT

JJ Allen, City Manager

- Mr. Allen stated that redevelopment often generated differing opinions and could not satisfy every interest.
- He reported that Councilmember Ratchford had been unable to attend because of a work emergency and had sent apologies.
- Mr. Allen reported that Mayor Shepherd, Spencer Brimley, and he planned to meet with future legislators the following week to discuss their respective priorities and objectives.
- He also reported that the City's employee-appreciation carnival had been successful and thanked the elected officials who attended in support of employees.

Spencer Brimley, Assistant City Manager

- Mr. Brimley reminded the Council of the upcoming Civic and Town Center charrette. He explained that the process would begin Monday with a staff core team meeting, followed by a public facing event from 3:00 p.m. to 7:00 p.m. that evening. The event had intentionally been scheduled in conjunction with the Fire District's event to encourage attendance. He stated that the Planning Commission, Parks and Recreation Commission, and staff were invited to participate Tuesday morning from 10:00 a.m. to noon, followed by a City Council workshop Tuesday evening from 6:00 p.m. to 7:30 p.m. The charrette would conclude Wednesday afternoon when the consultant would synthesize the information received and develop concepts and opportunities for consideration. Mr. Brimley clarified that outreach for the charrette was deliberately focused on businesses, tenants, and property owners within and adjacent to the approximately 10-acre Civic and Town Center study area rather than being promoted as a broad citywide planning exercise. Staff and the consultant had been contacting affected

property owners and businesses directly, including owners of properties recently identified as being for sale. Mr. Brimley asked Councilmembers who had not received meeting invitations to notify him.

STAFF REPORTS

Stacy Millgate, Community Development Director

- Ms. Millgate expressed appreciation for Tyson Stoddard's work as the City's sole planner for approximately 18 months and announced that he had accepted a position with Kaysville City and would remain with Clearfield through the following Friday.

Tyson Stoddard, Associate Planner

- Mr. Stoddard expressed appreciation for the opportunity to work for Clearfield City, the City Council, and City staff. He stated that leaving brought mixed emotions but that he and his family would continue to reside in Clearfield. Mr. Stoddard thanked the Council for its service and stated that working for the City had provided an opportunity to observe the thoughtfulness and deliberation involved in Council decisions. Councilmembers and Mayor Shepherd thanked Mr. Stoddard and wished him well in the new position.

Nancy R. Dean, City Recorder

- Ms. Dean reminded the Council that the Davis County Local Government Information Meeting would be held the following evening beginning at 5:00 p.m. and stated that the event information had previously been distributed by email.
- She also reminded the Council of the Civic and Town Center charrette the following week.
- She announced that there would not be a council meeting on October 6 but anticipated a work and policy meeting for October 13.
- She encouraged councilmembers who had not yet informed Chersty whether they would attend the League meetings to do so as soon as possible.

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

RESULT: **Passed [4 TO 0]**
YES: Councilmember Peterson, Councilmember Thompson, Councilmember Wurth, Councilmember King
NO: None
ABSENT: Councilmember Megan Ratchford

APPROVED AND ADOPTED
This 13th day of October 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 22, 2026.

/s/ Nancy R. Dean, City Recorder