



Community Development

PLANNING, ENGINEERING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, CODE COMPLIANCE,
AND CDBG ADMINISTRATION

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, November 18th, 2020**, at the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015 to work on the General Plan Update. Due to COVID-19 restrictions, the public may virtually attend the meeting via the zoom link provided below.

Pursuant to the State of Utah Public Health Order 2020-17, dated October 14, 2020, and in conjunction with the State of Utah's ongoing declaration of a statewide public health emergency, Mayor Shepherd made a written and verbal declaration on November 10, 2020, that results in the following: (1) the City is not providing an anchor location for Planning Commission meetings, (2) Although no other physical meeting location will be available for the general public, the Planning Commissioners may or may not appear in person at the City building subject to compliance to social distancing and mask requirements, (3) the public's participation in the Planning Commission meeting may present a substantial risk to the health and safety of others, and (4) the public's participation in the Planning Commission meeting will only be available through Zoom and/or Facebook Live.

The public wishing to provide comment during public meetings may do so by attending the Zoom meeting noticed on each agenda through the chat feature or by submitting comments on the Clearfield City webpage in advance at <http://www.clearfieldcity.org/notice>. The public is invited to monitor or listen to the open portions of the meeting electronically by following the instructions below.

Join Zoom Meeting

<https://us02web.zoom.us/j/87999341198?pwd=K1ZlTUplSHVrbjhxV3NNK2xkeGliZz09>

Meeting ID: 879 9934 1198

Passcode: 809296

GENERAL PLAN UPDATE – WORK SESSION

Presentation and Discussion Led by VODA Landscape + Design

Topic: Visioning

Meeting Outline

- Project Schedule
- Document Structure
- Demographic Profile
- Goals and Vision
 - Land Use
 - Transportation
 - Housing
 - Economic Development
 - Open Space & Trails
 - Environment & Sustainability

Dated this 13th day of November 2020.

/s/Brad McIlrath, Senior Planner

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 accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48-hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

FROM: Mark Morris & Annaliese Eichelberger
RE: Clearfield General Plan Update
DATE: Wednesday, November 18th, 2020
MEETING: **Planning Commission Meeting Memo**



1. **General Plan Progress Update**
2. **Document Structure and Chapter Layout**
 - a. Introduction and Plan Vision
 - b. Specific Chapter Layout
 - i. Snapshot
 - ii. Existing Conditions
 - iii. Trends and Best Practices
 - iv. Policies and Implementation
3. **Demographic Profile Discussion**
 - a. Population
 - b. Age
 - c. Income
 - d. Affordability
4. **Plan Vision and Goals**
 - a. VODA will be discussing a draft of the vision statement and a set of specific goals for each element of the Clearfield General Plan Update. The vision and goals have been derived from the City's existing General Plan as well as other City documents, creating a strong framework to work from
 - i. Plan Vision
 - ii. Land Use Goals
 - iii. Transportation Goals
 - iv. Housing Goals
 - v. Economic Development Goals
 - vi. Open Space & Trails Goals
 - vii. Environment & Sustainability Goals
5. **Key Decisions**
 - a. Approve document structure and layout
 - b. Discuss and approve plan vision and goals

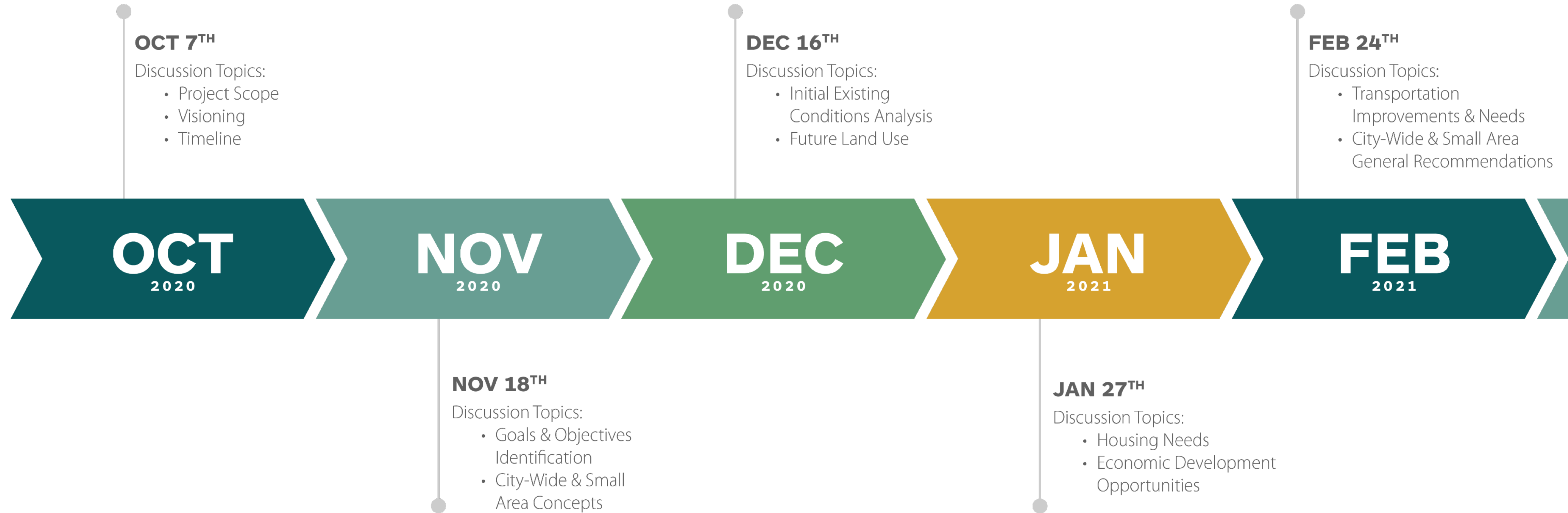


UPDATE 2021

CLEARFIELD GENERAL PLAN

PROGRESS WORK SESSION: VISIONING

SCHEDULE



DOCUMENT STRUCTURE

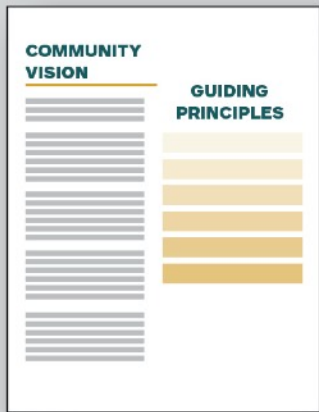
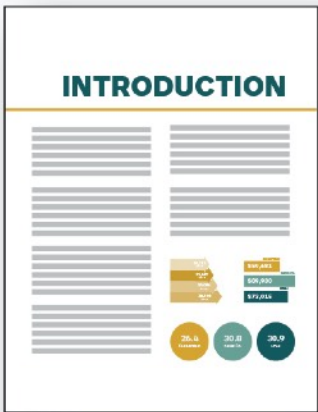
SNAPSHOT

EXISTING
CONDITIONS

TRENDS AND
BEST
PRACTICES

POLICIES AND
IMPLEMENTATION

1 | INTRODUCTION + PLAN VISION



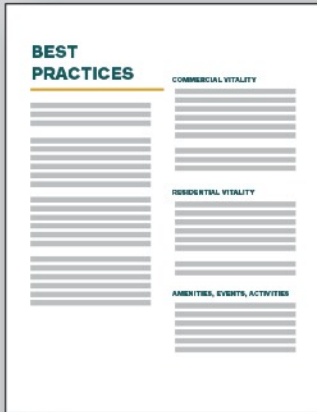
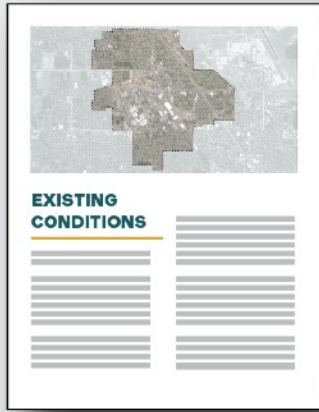
SNAPSHOT

EXISTING
CONDITIONS

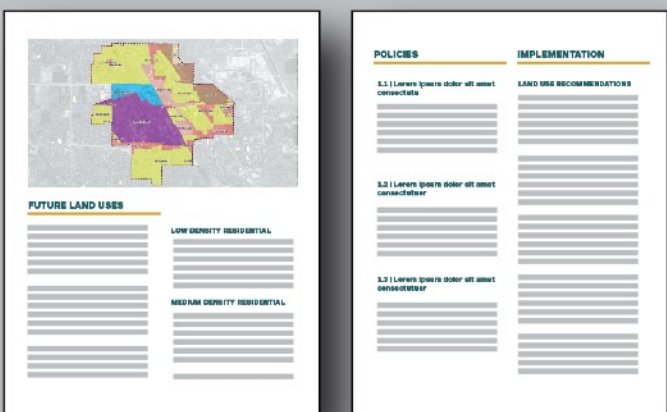
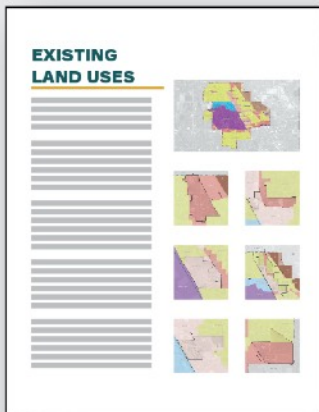
TRENDS AND
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POLICIES AND
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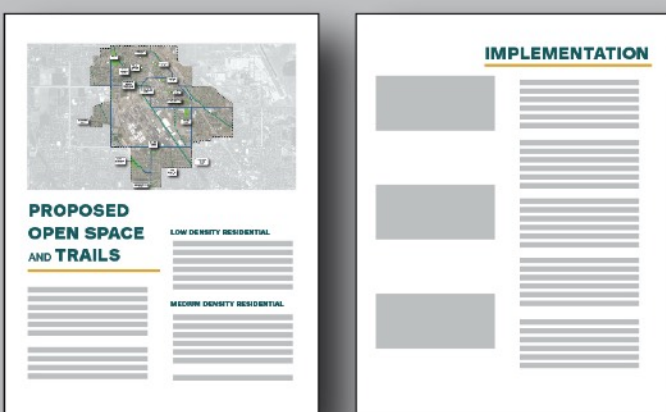
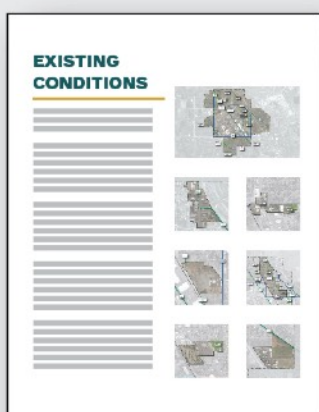
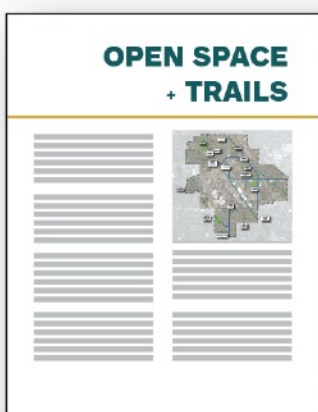
5 | ECONOMIC DEVELOPMENT



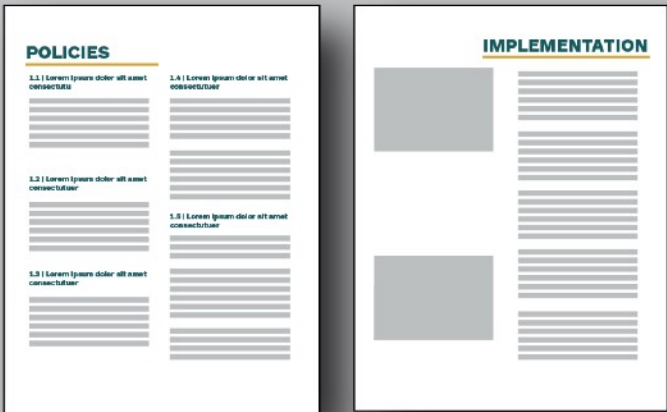
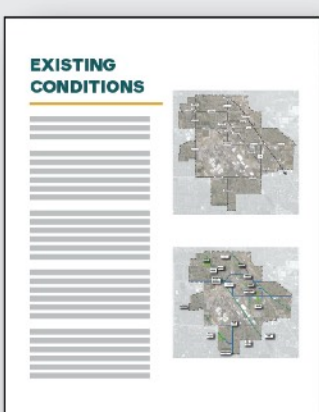
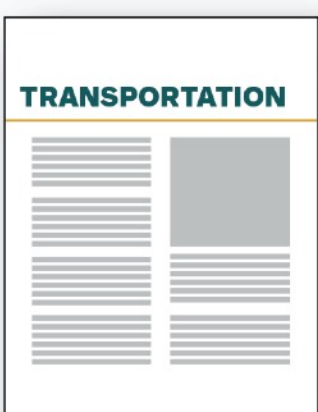
2 | LAND USE



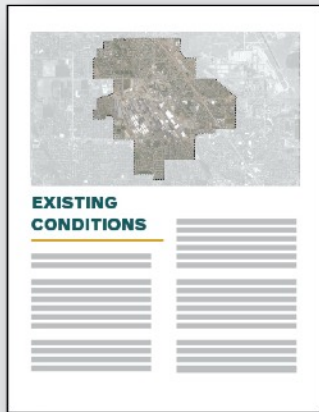
6 | OPEN SPACE + TRAILS



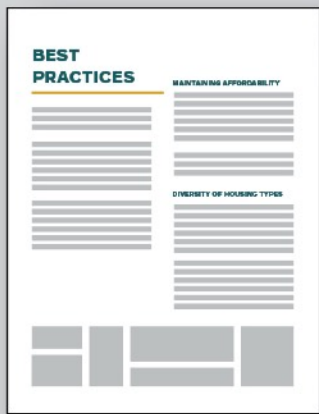
3 | TRANSPORTATION

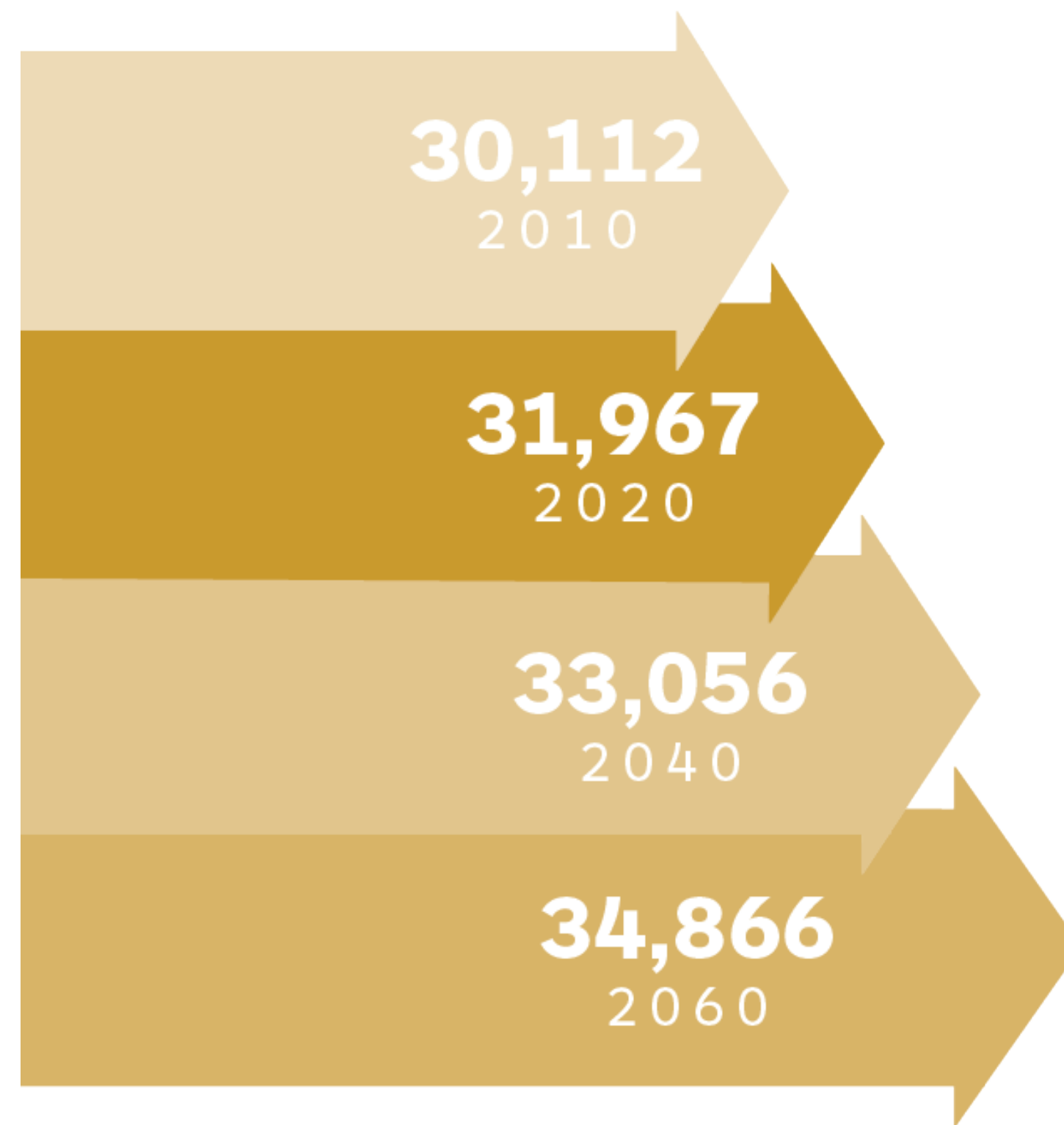


7 | ENVIRONMENT + SUSTAINABILITY



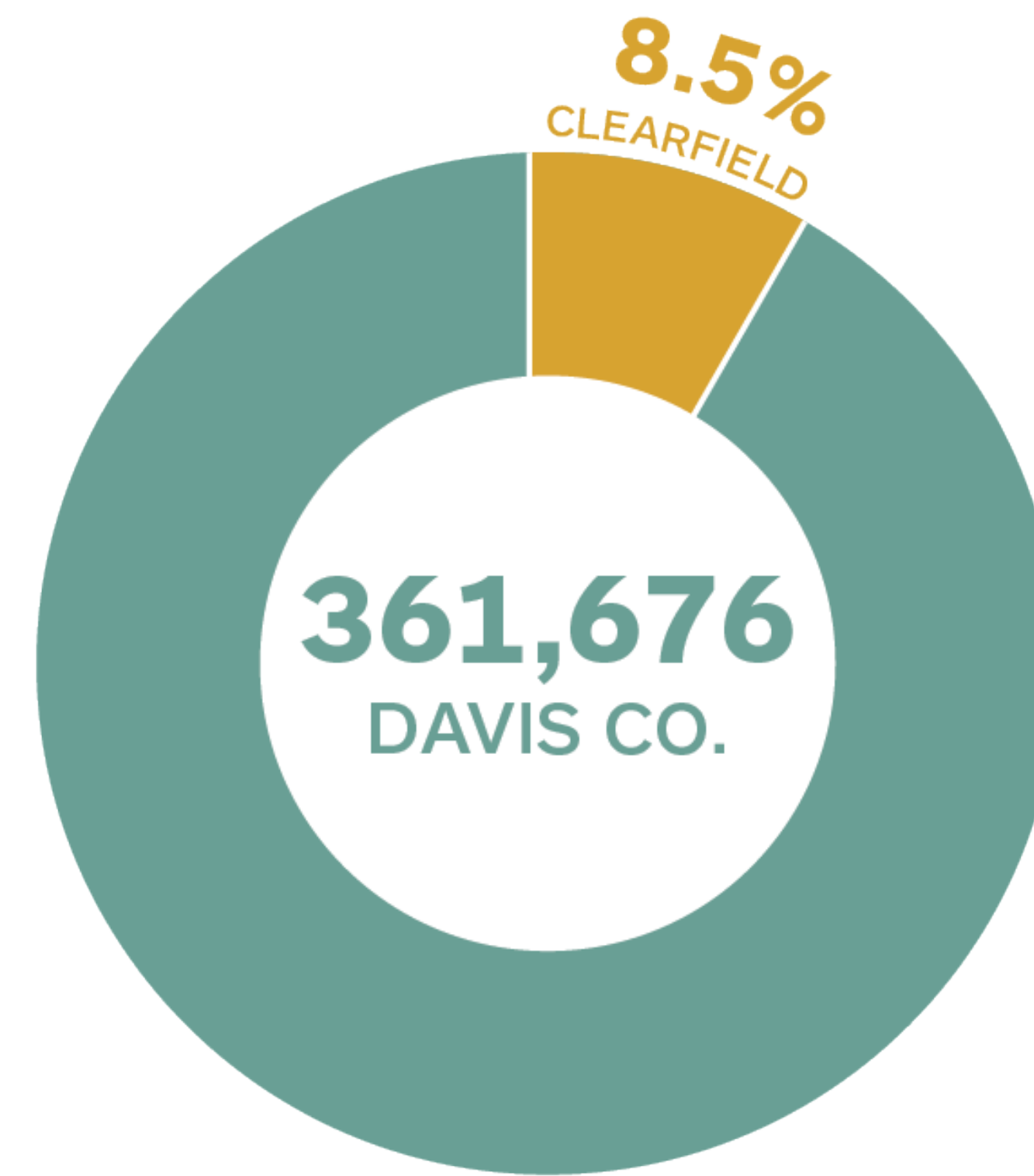
4 | HOUSING





Population Growth Projections

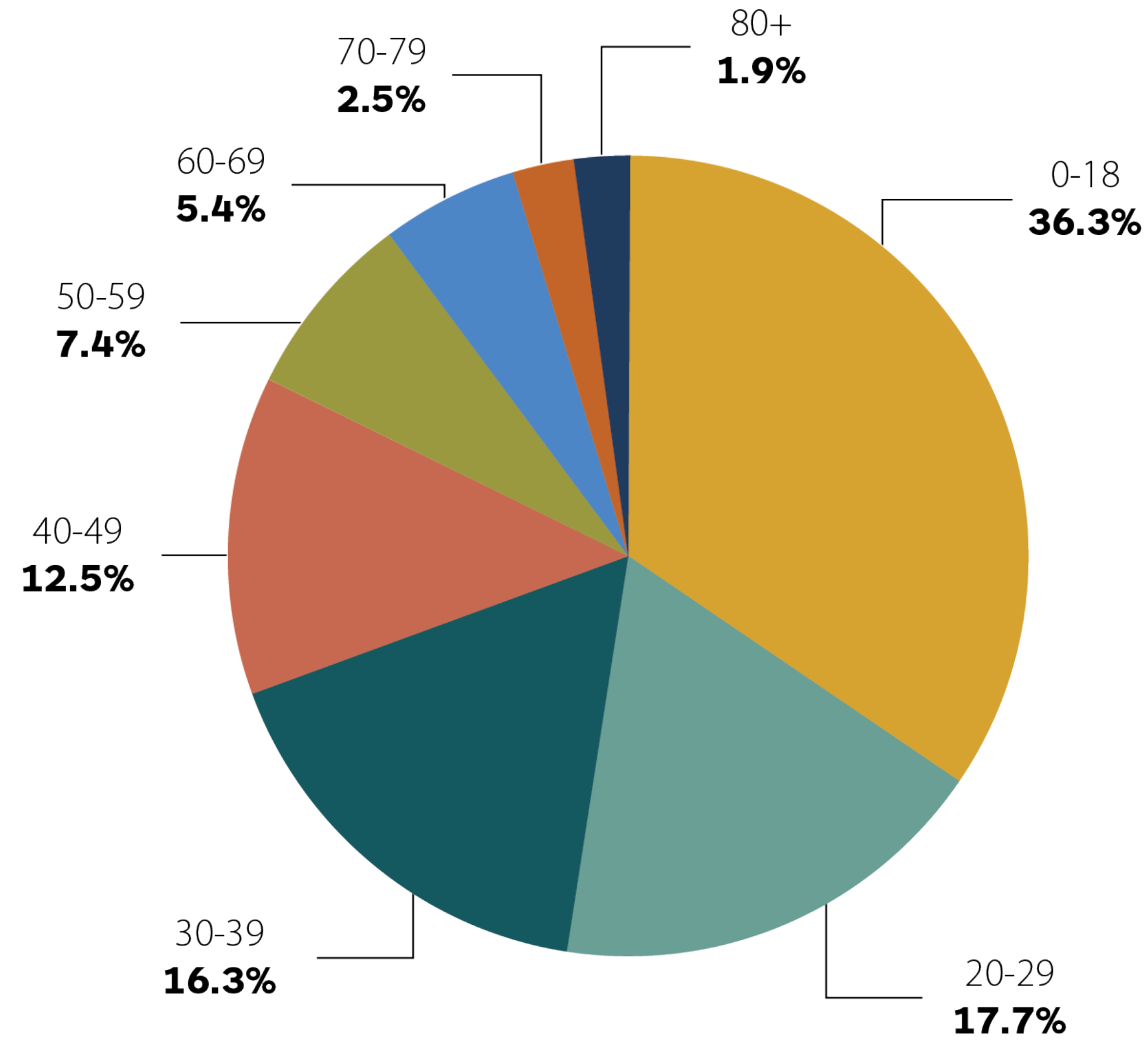
Population growth has slowed in recent years, increasing by only 6.6 percent since 2010. While the State and County are projected to have significant growth over the next 25 years, Clearfield's population increase will be much smaller.



Clearfield and Davis County Population Comparison

Clearfield makes up 8.5% of the total population of Davis County.

DEMOGRAPHIC PROFILE



Age Breakdown

Nearly 40% of Clearfield's population is under the age of 18, while Seniors (60+) make up almost 10% of the City's population.

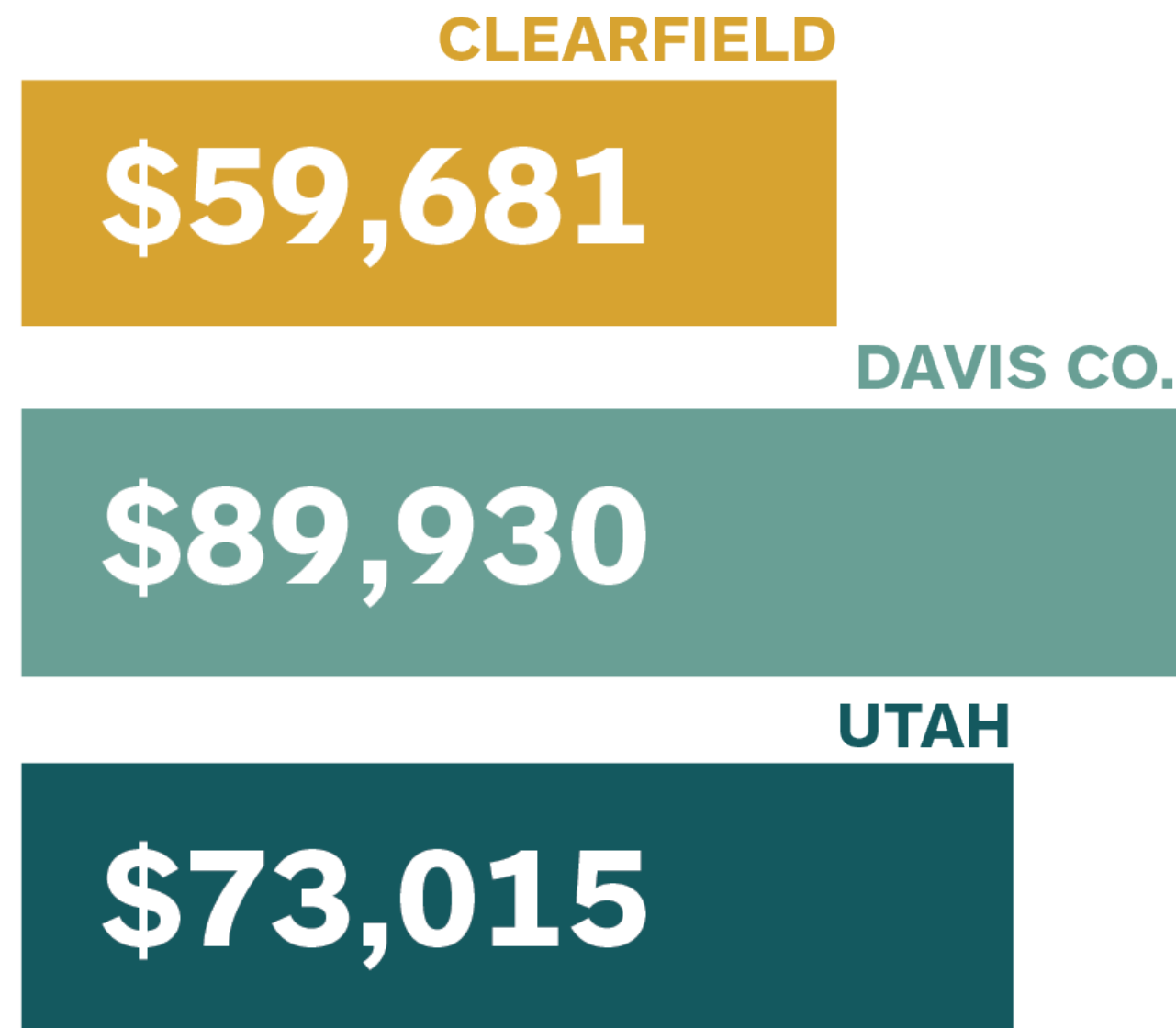


Median Age Comparison

Clearfield's median age is approximately 4 years younger than those of Davis County and the rest of the state of Utah. A younger median age typically equates to families with more children.

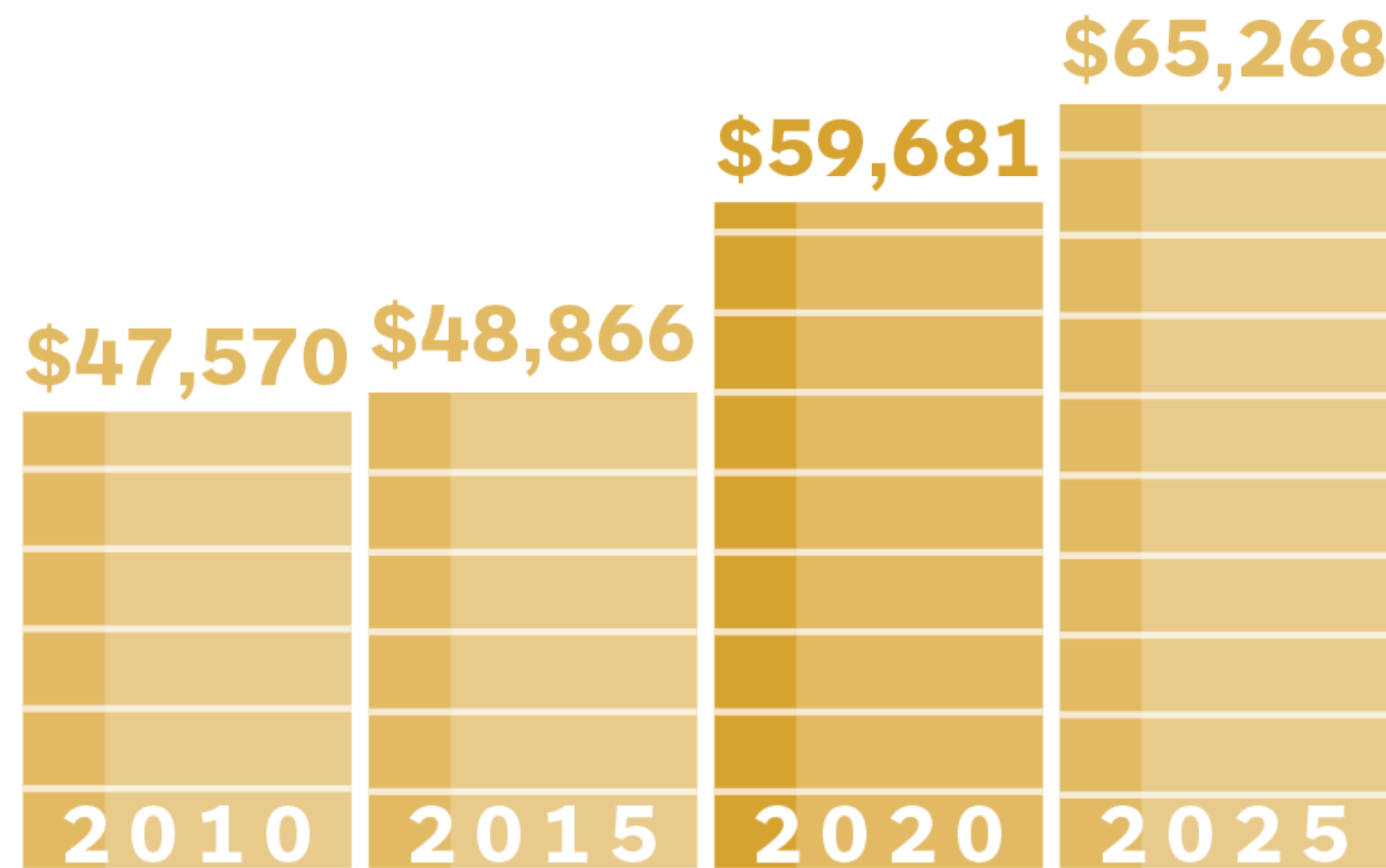
Analysis

Cities with large populations under the age of 18 and over 60, see an increased demand on schools, parks, as well as other community services.



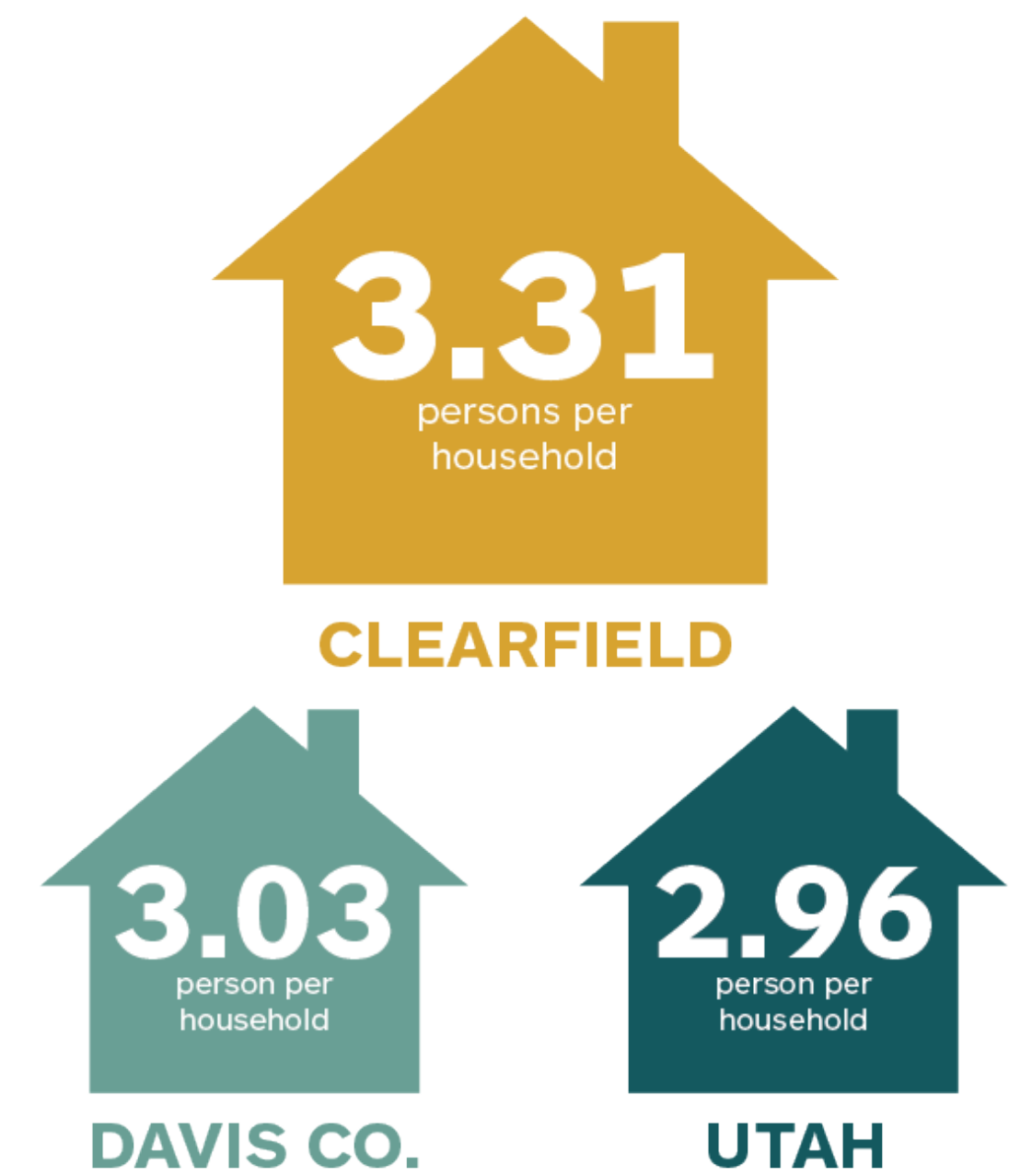
Median Household Income Comparison

Clearfield's average household income is lower than the rest of the State and significantly lower than the Davis County average.



Median Income History & Projections

Median income in Clearfield has increased faster since 2015 in the t five years previously, and is to keep increasing at the same rate between 2020 and 2025.



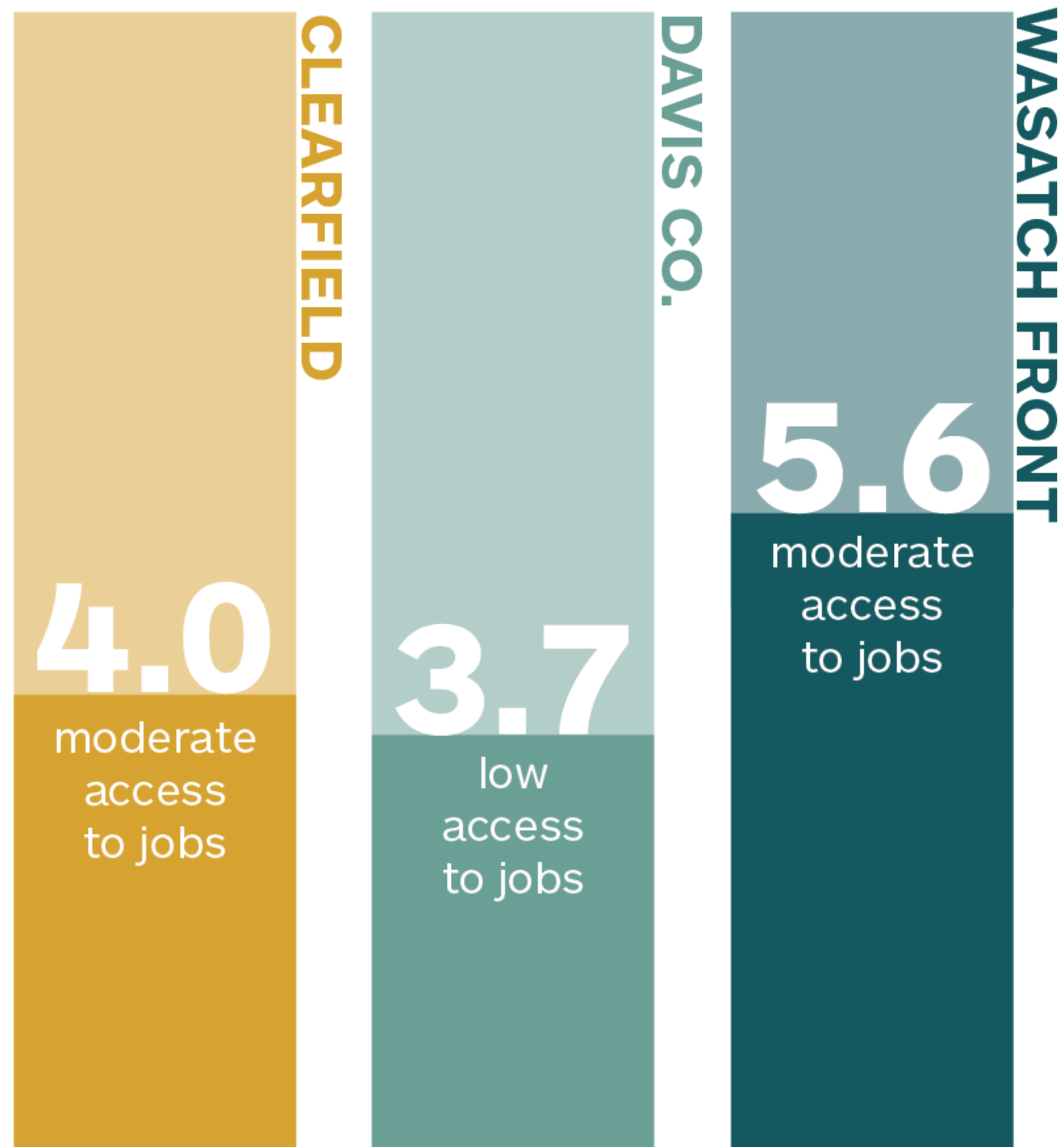
Household Size Comparison

Clearfield's average household size is larger than both the County and State averages.

Analysis

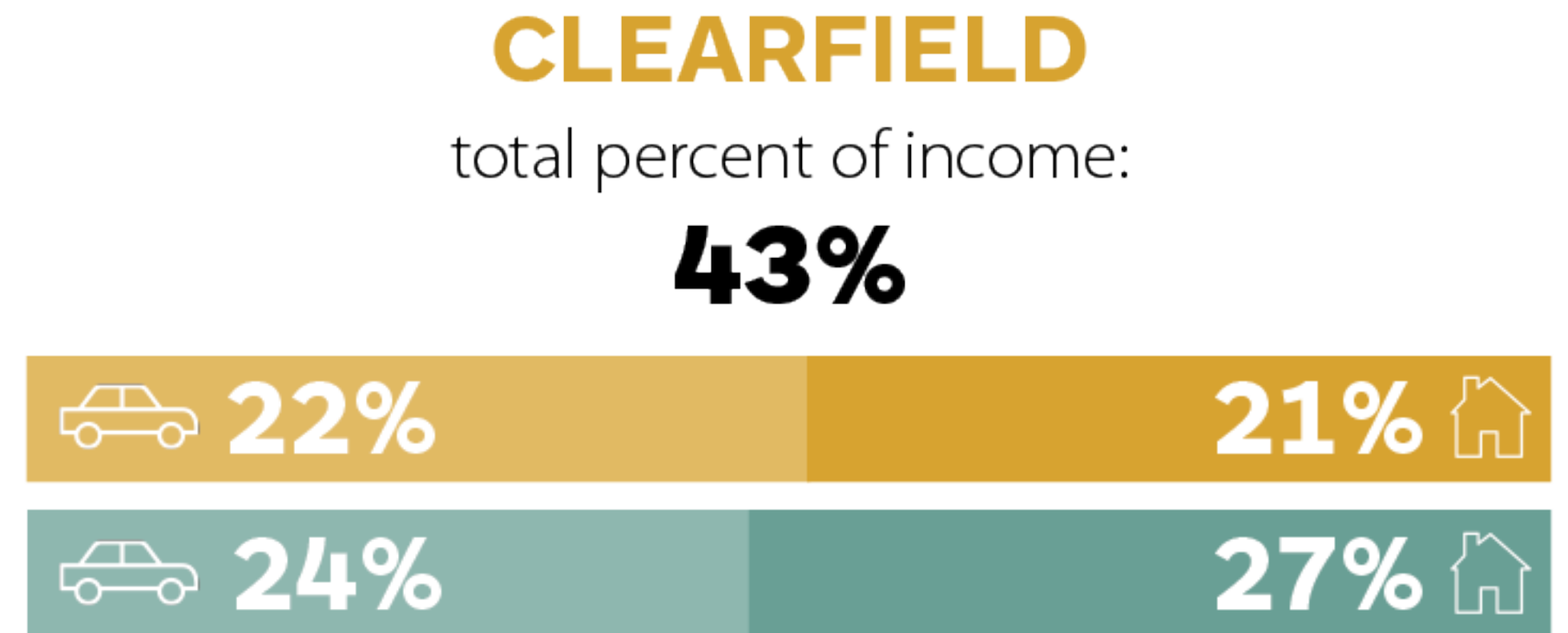
Cities with lower than average income can expect an increase in demand for more affordable housing types as well as more moderately priced services and commercial uses.

DEMOGRAPHIC PROFILE



Jobs Access Score Comparison

Clearfield's access to jobs ranks higher than the rest of Davis County but lower than the Wasatch Front as a whole, showing the value of the city's central location in Davis County.



DAVIS CO.

total percent of income:

51%

H&T Income Percentage

Residents of Clearfield spend an average of 43% of income on transportation and housing costs, which is significantly less than Davis County as a whole, with 51% of income spent. This data point suggests that Clearfield is centrally located and maintains moderately priced housing options.

Clearfield General Plan Vision

CLEARFIELD CITY WILL CONTINUE TO SUPPORT A HIGH-QUALITY COMMUNITY, WITH GREAT ACCESS TO JOBS AND AFFORDABLE HOUSING, IN AN ATTRACTIVE PHYSICAL SETTING.

Clearfield General Plan Vision	Land Use Goals	Transportation Goals	Housing Goals	Economic Development Goals	Open Space & Trails Goals	Environment & Sustainability Goals
Clearfield City will continue to support a high-quality community, with great access to jobs and affordable housing, in an attractive physical setting..	Increase employment and commercial opportunities	Preserve, enhance, and beautify principal transportation corridors	Provide a variety of housing choices that incorporates a range of types and densities	Encourage economic growth and job creation through increased focus on economic development activities	Provide high quality parks, recreation, active transportation routes, and open space facilities	Preserve natural features valuable to the clearfield community
	Revitalize neighborhoods and commercial districts in neighborhood nodes	Promote increased use of FrontRunner station by improving access to and from station	Ensure new housing stock addresses all income levels and life stages	Maintain Clearfield City as Davis County’s “jobs center” and increase the number of available family-supporting jobs	Promote the creation of an interconnected open space network that includes safe, convenient, and comfortable connections for biking, walking, and other forms of active transportation.	Encourage city policies that support environmental, social, and economic sustainability measures
	Support increased densities and variety of uses by facilitating development in key areas of the city	Develop a coordinated and integrated network of connections that make biking, walking, and other forms of active transportation convenient and comfortable.	Retain character of established neighborhoods	Improve and expand the city’s shopping, dining and entertainment options for residents and visitors by creating unique, walkable developments	Maintain and improve existing parks, open space, and trails	Expand and support development of sustainable industries in Clearfield City

LAND USE

Existing Clearfield General Plan	Clearfield Downtown Plan	Clearfield Moderate Income Housing Plan
Create consistency between land use ordinances and general plan	This plan outlines a vision for the future of downtown Clearfield. The vision was developed from a robust stakeholder process engaging a variety of perspectives. The Vision comprehensively addresses land use and transportation for the Main/ State Street SR 126 corridor. It identifies individual districts, a cohesive “string of pearls” that make up the central focus of the Clearfield Downtown.	As Clearfield City approaches build out, how to best use remaining available land becomes even more important. Proper planning is needed to ensure that Clearfield has enough housing and the right mix of housing to meet all its needs. Clearfield’s careful planning will help the community thrive and make sure that it continues to be a desirable place to both work and live.
Increase employment and commercial opportunities		
Revitalize neighborhoods and commercial districts in downtown nodes		
Support an increased densities and variety of uses by facilitating development in key areas of the city		

GOALS & VISION

Land Use Goals

- *INCREASE EMPLOYMENT AND COMMERCIAL OPPORTUNITIES*
- *REVITALIZE NEIGHBORHOODS AND COMMERCIAL DISTRICTS
IN NEIGHBORHOOD NODES*
- *SUPPORT INCREASED DENSITIES AND VARIETY OF USES BY
FACILITATING DEVELOPMENT IN KEY AREAS OF THE CITY*

TRANSPORTATION

Existing Clearfield General Plan	Clearfield Downtown Plan	North Davis County Active Transportation Plan (ATP)
Preserve, enhance, and beautify Main transportation corridors	The Downtown should be an accessible and visible place. A healthy Downtown is accessible to all modes of transportation; enhanced mobility contributes to the economic viability of a place. Investment should be made in active transportation in the Downtown, with special attention paid to accessibility of the FrontRunner transit station and bus stops.	Develop a coordinated and integrated network of bicycle and pedestrian connections that make biking, walking, and other forms easy, convenient, comfortable, family-friendly, and safe active transportation.

Transportation Goals

- *PRESERVE, ENHANCE, AND BEAUTIFY PRINCIPAL TRANSPORTATION CORRIDORS*
- *PROMOTE INCREASED USE OF FRONTRUNNER STATION BY IMPROVING ACCESS TO AND FROM STATION*
- *DEVELOP A COORDINATED AND INTEGRATED NETWORK OF CONNECTIONS THAT MAKE BIKING, WALKING, AND OTHER FORMS OF ACTIVE TRANSPORTATION CONVENIENT AND COMFORTABLE.*

HOUSING

Existing Clearfield General Plan	Clearfield Downtown Plan	Clearfield Moderate Income Housing Plan
The overall goal of providing moderate housing is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of the community.	Creating a city heart, and a true live/work/play corridor for the community.	Rezone for densities necessary to assure the production of Moderate-Income Housing
		Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
		Encourage higher density or moderate-income residential development near major transit investment corridors
		Preserve existing Moderate-Income Housing stock

GOALS & VISION

Housing Goals

- *PROVIDE A VARIETY OF HOUSING CHOICES THAT INCORPORATES A RANGE OF TYPES AND DENSITIES*
- *ENSURE NEW HOUSING STOCK ADDRESSES ALL INCOME LEVELS AND LIFE STAGES*
- *RETAIN CHARACTER OF ESTABLISHED NEIGHBORHOODS*

ECONOMIC DEVELOPMENT

Clearfield Downtown Plan	Clearfield Strategic Plan/ Vision 2020
A healthy Downtown is accessible to all modes of transportation; enhanced mobility contributes to the economic viability of a place. Investment should be made in active transportation in the Downtown, with special attention paid to accessibility of the FrontRunner transit station and bus stops.	Encourage economic growth and job creation through increased focus on economic development activities
	Maintain Clearfield City as Davis County’s “job center” and increase the number of available family-sustaining jobs.
	Improve and expand the city’s shopping, dining and entertainment options for residents and visitors by creating unique, destination-oriented developments.

GOALS & VISION

Economic Development Goals

- *ENCOURAGE ECONOMIC GROWTH AND JOB CREATION THROUGH INCREASED FOCUS ON ECONOMIC DEVELOPMENT ACTIVITIES*
- *MAINTAIN CLEARFIELD CITY AS DAVIS COUNTY’S “JOBS CENTER” AND INCREASE THE NUMBER OF AVAILABLE FAMILY-SUPPORTING JOBS*
- *IMPROVE AND EXPAND THE CITY’S SHOPPING, DINING AND ENTERTAINMENT OPTIONS FOR RESIDENTS AND VISITORS BY CREATING UNIQUE, WALKABLE DEVELOPMENTS*

OPEN SPACE & TRAILS

Existing Clearfield General Plan	Clearfield Downtown Plan	North Davis County Active Transportation Plan (ATP)
An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.	Throughout the Creating Downtown Clearfield process, the value of gathering spaces and public amenities was voiced by participants consistently. The addition of two major Downtown Plazas, the Mabey Pond Plaza and one within Clearfield Station, will contribute to the public realm of the area and provide the amenity the community feels is currently missing. The addition of active urban landscaping is key throughout open spaces within the Vision. There is a strong network of green space in the area; in order to recognize and enhance the existing parks, new connections explored in the Vision will link these together.	This plan provides a framework for the five North Davis communities to develop a coordinated and integrated network of bicycle and pedestrian connections that make biking, walking, and other forms of active transportation easy, convenient, comfortable, family-friendly, and safe.
The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.		

Open Space & Trails Goals

- *PROVIDE HIGH QUALITY PARKS, RECREATION, ACTIVE TRANSPORTATION ROUTES, AND OPEN SPACE FACILITIES*
- *PROMOTE THE CREATION OF AN INTERCONNECTED OPEN SPACE NETWORK THAT INCLUDES SAFE, CONVENIENT, AND COMFORTABLE CONNECTIONS FOR BIKING, WALKING, AND OTHER FORMS OF ACTIVE TRANSPORTATION*
- *MAINTAIN AND IMPROVE EXISTING PARKS, OPEN SPACE, AND TRAILS*

ENVIRONMENT & SUSTAINABILITY

Wasatch Choice 2050
Sustainable environment, including water, agriculture, and other natural resources
Clean air

GOALS & VISION

Environment & Sustainability Goals

- *PRESERVE NATURAL FEATURES VALUABLE TO THE CLEARFIELD COMMUNITY*
- *ENCOURAGE CITY POLICIES THAT SUPPORT ENVIRONMENTAL, SOCIAL, AND ECONOMIC SUSTAINABILITY MEASURES*
- *EXPAND AND SUPPORT DEVELOPMENT OF SUSTAINABLE INDUSTRIES IN CLEARFIELD CITY*



UPDATE 2021

CLEARFIELD GENERAL PLAN

Thank you!