



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 **6:30 P.M., Wednesday, December 16th, 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 December 10, 2020, that results in the following: (1) Clearfield City Council meetings, as well as other boards and commissions of the City will be held electronically through Zoom and/or Facebook Live without an anchor location where the public may participate; (2) the public may monitor the meetings through Zoom and/or Facebook Live; and (3) those in the public meetings 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>.

Join Zoom Meeting

<https://us02web.zoom.us/j/83813052206?pwd=eVlsVjNDRGkwS3h4VUg0RWlnUitGQT09>

Meeting ID: 838 1305 2206

Passcode: 288825

GENERAL PLAN UPDATE – WORK SESSION

Presentation and Discussion Led by VODA Landscape + Planning

A. Topic: Land Use

1. General Plan Progress Update
2. Existing Land Use Conditions Snapshot
3. Updated Land Use Goals
4. Wasatch Front Regional Council (WFRC) Land Use Best Practices
5. Other Best Practices
6. Stable and Opportunity Areas
7. WFRC Center-Focused Growth
8. Financial Tools
9. Land Use Strategies
10. Key Decisions

B. Open & Public Meetings Act Training

Dated this 11th day of December 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, December 16th, 2020
MEETING: **Planning Commission Memo**



1. **General Plan Progress Update**
2. **Existing Land Use Conditions Snapshot**
3. **Updated Land Use Goals**
 - a. Increase sustainable employment and commercial opportunities
 - b. Revitalize underutilized commercial areas as neighborhood centers
 - c. Support a mix of uses and densities by focusing development in key areas of the city
4. **WFRC Land Use Best Practices**
 - a. Encourage compact development patterns by Supporting growth in Centers
 - b. Locate centers strategically near transit
 - c. Provide a variety of mobility options around centers such as sidewalks, bicycle and trail connections, transit facilities, and strong street connectivity in order to serve pedestrians, bicyclists, and transit riders, as well as drivers
 - d. Growth in Centers should absorb a majority of expected growth, to provide choices to residents, and to preserve existing single-family neighborhoods
5. **Other Land Use Best Practices**
 - a. Mix housing types within neighborhoods to ensure availability of housing throughout the lifecycle.
 - b. Develop communities as a network of neighborhoods with distinct activity centers and multimodal connections.
 - c. Encourage parking policies that will reduce the overall number of paved areas in activity centers and residential neighborhoods.
 - d. Balance zoning to respond to market demands on housing.
 - e. Adopt land use policies that support transit and increase ridership.
6. **Stable and Opportunity Areas**
 - a. Stability Areas are characterized primarily by residential neighborhoods with schools, parks, churches and other public facilities.
 - b. Opportunity Areas identify key areas where future growth is anticipated. There are six areas that provide opportunities for mixes of uses to attract new active residents, businesses, and retail. The residential component in some of these areas is very important to the success of the businesses.
7. **WFRC Center-Focused Growth**
 - a. **Centers**
 - i. **City centers** provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are typical. The number of housing units range from ten to 50 per acre. This area is served by a variety of streets that typically include high-capacity transit and bicycle facilities.
 1. Clearfield Station
 2. Downtown
 - ii. **Neighborhood centers** typically revolve around a store or a civic building like a library. The typical building scale varies from one- to three-stories tall. Housing types within this center range between small apartments, townhouses, and small-lot single unit homes. Neighborhood centers are typically located on walkable streets, often with frequent bus service, and bicycle facilities.
 1. 650 North Main
 2. Civic
 3. Lakeside Square
 4. Legend Hills

8. **Financial Tools**

a. Key Tools

i. **Public Infrastructure District (PID)**

1. City has "power" to direct development and determine details of funding
2. City has no financial obligation in a PID
3. Requires 100% property owner approval – Need to consider key areas where this tool may be appropriate for Clearfield
4. Create PID policy for Clearfield

ii. **Community Reinvestment Area (CRA)**

1. Fully understanding "need" and "but for" analysis
2. Bridging gap with market realities and city vision
3. Understanding full impacts of development to city (fiscal), developer (returns), and residents (quality of life)

9. **Land Use Strategies**

- a. Utilize special area tax and financing tools, such as Community Reinvestment Areas (CRAs), to highlight and prioritize the importance of areas targeted for redevelopment as unique gathering places and centers.
- b. Use land use ordinances and development agreements to ensure that centers are designed to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices, such as wheelchairs, safe and attractive for people of all ages and abilities.

10. **Key Decisions**

- a. Discuss & approve future land use approach

INTRODUCTION + PLAN VISION

1.0 BACKGROUND & INTRODUCTION

This General Plan establishes a long-term land use strategy that is based on community vision for Clearfield, Utah. The strategies in this plan are designed to achieve this vision by promoting the development and redevelopment that will help address ongoing changes and also preserve the City's unique qualities.

From 2000 to 2020 the population of Clearfield has increased from 25,910 to 32,118 people, a 28% gain¹. Several of the City's commercial centers are aging and in need of redevelopment. This new general plan update addresses these issues and others, and incorporates planning efforts that have been developed in the community since this plan was last updated in 2016.

1.1 ORGANIZATION OF THE PLAN

This Clearfield City General Plan begins with the City's vision for its future. The plan describes existing conditions, identifies methods for addressing those conditions, and provides policies and implementation strategies to achieve the City's vision. The plan is divided into seven sections:

1. Introduction & Plan Vision
2. Land Use
3. Transportation
4. Housing
5. Economic Development
6. Open Space & Trails
7. Environment & Sustainability

The policies and implementation strategies in each section provide the basis for making informed decisions that are collectively consistent with the vision for the City's future.



Figure 1.1 Clearfield's Freeport Center, built as a Navy Supply Depot.

1.2 HISTORY OF CLEARFIELD²

The first modern settlers in what is currently Clearfield, Utah were Richard and Emily Hamblin, an immigrant couple from England. They moved from the nearby Layton settlement into a thatched roof dugout in 1877.

Railroad connections in the City predate the settlement of Clearfield. The Utah Central Railroad came through the area in 1869 and the Bamberger Electric railway was built in 1905, providing passenger service to Clearfield on the Ogden to Salt Lake City line.

By 1940 Clearfield was an established agricultural community, growing alfalfa and other forage crops. Significant change arrived with the addition of two significant military installations near and in the community. The construction of Hill Air Force Base (HAFB) began in 1940, followed by the construction of the Clearfield Navy Supply Depot beginning in 1942. Initially, some local residents strongly opposed



Figure 1.2 Transportation and shipping access has long driven the economic growth of Clearfield.

¹ Population data acquired from the 2018 American Community Survey (ACS) 5-year estimates data profiles: <https://census.gov>

² Utah History Encyclopedia, Mary Peach, 1994, https://www.uen.org/utah_history_encyclopedia/c/CLEARFIELD.shtml

these large military installations but the Ogden Chamber of Commerce supported their construction.

The Navy Supply Depot was eventually phased out in 1962 but its prime location was soon taken over by private companies and exists today as the Freeport Center. HAFB continues to be an active airfield and is one of Utah's major employers of both civilians and military personnel, having a significant economic influence on Clearfield City.

1.3 COMMUNITY PROFILE

An understanding of the existing physical, social, and demographic conditions of the City is essential for developing planning strategies that will achieve Clearfield's vision. This brief summary describes the current conditions of the community.

PHYSICAL STRUCTURE

Clearfield City is located in northern Davis County and has a total land area of 7.8 square miles. The City is bordered by Sunset City to the north, Clinton City to the northwest, Syracuse City and West Point City to the west, Layton City to the south and east, and Hill Air Force Base to the northeast.

Clearfield City has an average elevation of 4,327 feet. The lowest point within the boundary of the city is 4,314 feet, at the intersection of 1000 West and Antelope Drive on the city's western edge. The highest is 4,711 feet located on Hill Air Force Base property along Constitution Way.³

State Highway 126 is Clearfield's primary north-south thoroughfare and Interstate 15 runs parallel to Highway 126, to the east. State Highway 193 and 1700 South are the City's largest east-west arterial,

where Highway 193 stretches along the northern portion of the city and 1700 South bisects the southern third of the city.

Much of Clearfield's commercial development is concentrated along Highway 126 from approximately 300 North to the southern border of the city. The western half of the city is dominated by the Freeport Center as well as other office uses. The remainder of the city are single-family residential neighborhoods. There is very little vacant land in Clearfield however, there are many underutilized parcels throughout the city that are ripe for redevelopment or an increase of density and land use.

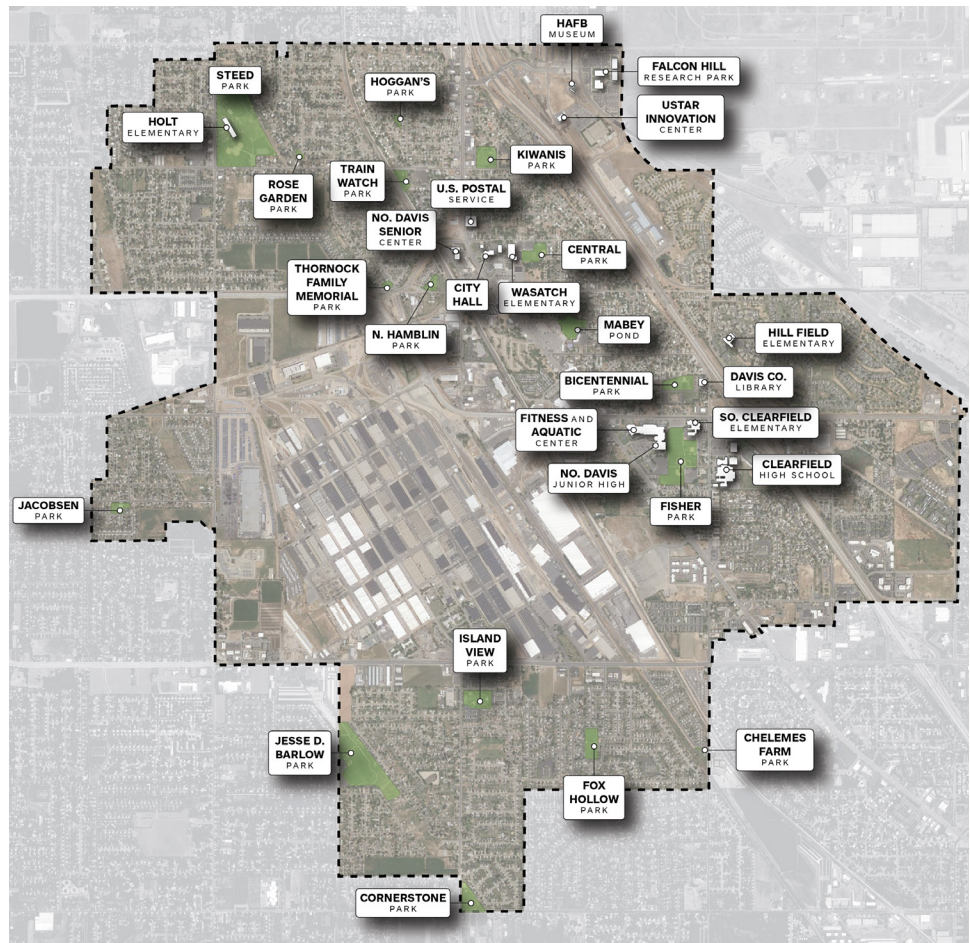


Figure 1.3 Clearfield's community assets and landmarks.

³ Utah Automated Geographic Reference Center (AGRC), <https://gis.utah.gov>

DEMOGRAPHICS

In order to understand the needs of the City, it is essential to have clear understanding of Clearfield’s population, age and household composition. This allows assessment of current and future needs for elements such as Land Use, Housing, and Economic Development. The following is a summary of key demographic characteristics, including population, age and household composition, which tend to be the most crucial for understanding needs communities develop and evolve.

POPULATION

Most recently, Clearfield City saw significant population

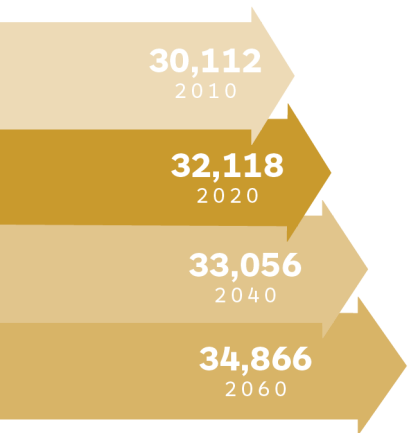


Figure 1.4 Clearfield’s rate of population growth has slowed recently.

growth between 1990 and 2010, averaging 18% growth. Since then, population growth has slowed, and increased by 6.6% since 2010.⁴ While the State and County are projected to have significant growth over the next 25 years, Clearfield’s population growth rate will be much smaller comparatively.

AGE

Age is an essential consideration when planning for the future of a growing community and its land uses, transportation needs, economic development techniques, as well as open space. The age characteristics of Clearfield are unique. When compared to other communities in Davis County and the state of Utah, the median age is approximately three years younger in Clearfield. Where the state and Davis County have a median age of 30.9 and 31.2 years old, Clearfield’s median age is 26.4. The City has a higher share of children under the age of nineteen, and

⁴ Population projection data sourced from Utah State Open Data Portal, <https://opendata.utah.gov/widgets/unp2-7y2n>
⁵ Age demographic data acquired from the 2018 American Community Survey (ACS) 5-year estimates data profiles: <https://census.gov>

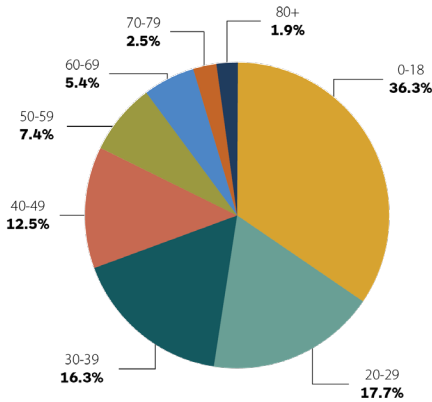


Figure 1.5 With a young overall population, the City will continue to see demand for schools and park space grow.

fewer seniors than the state and Davis County. This supports the data that the City’s population is generally younger than those in surrounding communities in Davis County and the state as a whole.

As Clearfield’s population has grown, it has maintained a steady population of residents under the age of eighteen and over the age of 60. This is supported by the median age statistics, having fluctuated from 28.2 in 2016 to 27.3 in 2018.⁵ This is a significant finding, as Clearfield still has a younger population than Davis County and other rapidly growing Davis County communities, which are some of the youngest in the state and nation.

HOUSEHOLD SIZE

Average household size is often closely related to the age characteristics of a community. Larger household sizes are often found in communities with a large portion of young families with more children per household. Smaller household size indicates that there is a larger contingent of smaller families or



Figure 1.6 Household size in Clearfield is larger than other communities in Davis County and the state as a whole.

families with adult children that may have moved out on their own. In the case of Clearfield, the average household size is 3.29, which is slightly higher than the Davis County average of 3.03 as well as the state as a whole, with an average household size of 2.96.

Younger populations and larger households size may impact a city's focus and priority on services, since this typically translates to a higher demand on schools, parks, trails, and other youth-centered programs.

SUMMARY

Clearfield's population is projected to continue growing at a slow to moderate rate by way of infill and redevelopment, growing to approximately 34,866 residents by 2060, an increase of 7.9%.⁷ The Clearfield community has more children under the age of nineteen when compared to the county, state and nation. The percentage of seniors in the community has remained steady, and overall median age continues to decline. Clearfield's household size is larger than the rest of the state, and slightly lower than the county, similar to other young communities in the state. The City's median income is similar to the region, but still lower than the County and state.

As the City continues to develop it will be important to apply a balanced approach for meeting the needs of a population with a diverse range of ages, particularly addressing needs related to parks, open space, recreation and trails. The needs of children and seniors will need to carefully considered, as it can be difficult to meet the needs of such diverse segments of the population in an equitable and economic manner.

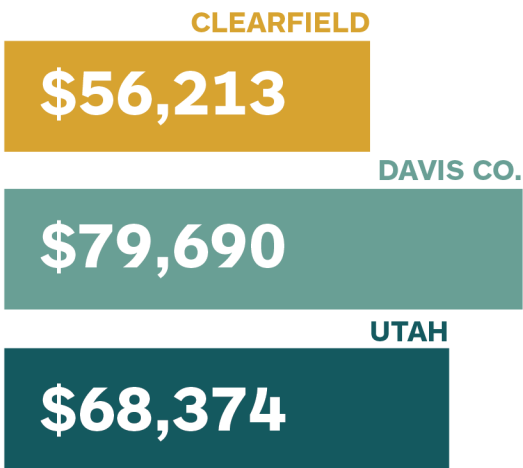


Figure 1.7 Median household income is lower in Clearfield when compared to Davis County and the state of Utah as a whole.

HOUSEHOLD INCOME

The median household income in the City is \$56,213 which is moderately lower than the county and state (see Figure 1.7). The median income has increased over time from \$47,570 in 2010 to \$59,680.⁶ Similar to nearly all other communities in the region, the City experienced a dip in income in 2010 following the “Great Recession” of 2007-2009.

Lower median household incomes can often translate into demand for more affordable housing, more discount retailers, and demand for improved transit service and bike networks.

6 Household income data acquired from the 2018 American Community Survey (ACS) 5-year estimates data profiles: <https://census.gov>
7 Population projection data sourced from Utah State Open Data Portal, <https://opendata.utah.gov/widgets/unp2-7y2n>

2.0 COMMUNITY VISION

This for Clearfield's future was created through input from staff, and leadership of Clearfield and is intended to be a concise and cohesive statement of planning goals for the City. These elements have been identified as the key factors in helping to address issues facing Clearfield. As indicated previously, these elements form the basis of the General Plan structure and provide an organizational framework and platform to clearly and concisely present the Plan's goals. These specific goals, along with descriptive maps and illustrations, describe the City's desired future character for each area of focus.



Figure 1.8 Clearfield's City Hall.

Effective and efficient use of limited City resources, whether financial, societal, or natural, is essential to achieve the goals of this General Plan and progress toward a more sustainable future. Through its implementation, Clearfield can be a place where people live close to where they work and play; where a balanced transportation network connects mixed-use centers; and where access to open space and recreational opportunities is abundant. These principles are integrated into the goals of this General Plan.

2.1 GENERAL PLAN VISION

Clearfield City will continue to support a high-quality and sustainable community, with abundant access to jobs and affordable housing, in an attractive physical setting.

LAND USE

GOALS

1. Increase sustainable employment and commercial opportunities.
2. Revitalize underutilized commercial areas to become neighborhood centers.
3. Support a mix of uses and densities by focusing development in key areas of the city.

STRATEGIES

1. Implement special area tax and financing tools, such as Community Reinvestment Areas (CRAs), to identify areas for development and prioritize future changes that will produce unique gathering places and centers.
2. Create land use ordinances and development agreements to ensure that centers are developed to be compact, safe, attractive, and accessible, with streets designed specifically for transit, walking, biking, and people of all ages and abilities..

TRANSPORTATION

GOALS

1. Preserve, enhance, and beautify principal transportation corridors.
2. Promote increased use of the UTA FrontRunner at Clearfield Station by improving access to and from the station.
3. Develop a coordinated and integrated network of connections that make biking, walking, and other forms of active transportation convenient and comfortable



Figure 1.9 New housing constructed in Clearfield along State Street.

STRATEGIES

1. Prioritize the improvement of existing transportation facilities, followed by the addition of bike lanes, sidewalks, and off-street neighborhood trails that connect to a larger system of trails with associated wayfinding/signage.
2. Coordinate and collaborate with WFRC, UTA, UDOT and adjacent municipalities for planning multimodal connections.
3. Implement designs and technologies to improve the safety and efficiency of connections between modes, including well designed drop-off and transfer points, improved wayfinding, additional park-and-ride lots, and travel time and capacity information.

HOUSING

GOALS

1. Provide a variety of housing options that include a range of housing types and residential densities.
2. Ensure new residential construction accommodates all income levels and life stages.
3. Retain the character of established neighborhoods.

STRATEGIES

1. Collaborate with private sector partners to support and

incentivize development projects that provide a variety of housing types and sizes to serve a range of demographic sectors and meet the needs of residents and families through various life stages and income levels. Financial incentives may include tax increment financing, grants, density bonuses and others tools. Zoning incentives may include inclusionary zoning, relaxation of non-conformity regulations, and other similar measures.

ECONOMIC DEVELOPMENT

GOALS

1. Encourage sustainable economic growth and job creation by focusing on economic development activities.
2. Maintain Clearfield City as Davis County's "jobs center" and continue to increase the availability of family-sustaining jobs.
3. Improve and expand the city's shopping, dining and entertainment options by creating unique, destination-oriented development centers.

STRATEGIES

1. Aggressively pursue and leverage public, non-profit, and private grants and matching funds to support public/private redevelopment in designated centers.
2. Create and implement a plan that identifies short and mid-term goals and strategies to diversify and expand the Clearfield economy.
3. Target, create, and promote incentives for businesses and industries that foster growth and retention of jobs that offer wages above the county average.



Figure 1.10 Clearfield's aquatic center.

OPEN SPACE & TRAILS

GOALS

1. Provide resilient high-quality parks, recreation, active transportation routes, and open space facilities.
2. Promote the creation of an interconnected public open space network that includes safe, convenient, and comfortable connections for biking, walking, and other forms of active transportation.
3. Protect and improve existing parks, open spaces, and trails.

STRATEGIES

1. Prioritize the allocation of general funds on an annual basis to support the creation and improvement of City open space assets.
2. Use partnerships, grants, and private donations to leverage dedicated revenue sources, particularly to help fund operations and maintenance costs of parks, open spaces, and trails.

ENVIRONMENT & SUSTAINABILITY

GOALS

1. Preserve natural features that are valuable to the Clearfield community.
2. Encourage city policies that support infrastructure resiliency and environmental, social, and economic sustainability measures.
3. Expand and support development of sustainable industries in Clearfield City.

STRATEGIES

1. Build stormwater improvements that incorporate recreational opportunities and protect/maintain utility infrastructure.
2. Develop a portfolio of recommended sustainable design standards, such as low water use landscaping, water-permeable paving, drainage swales, parking lot planters, and other features to encourage developers to incorporate sustainable features in future projects.

A scenic view of a pond with trees and houses in the background. The pond is calm, reflecting the surrounding greenery and the clear blue sky. On the left, a large, leafy tree leans over the water. In the background, a line of trees and some residential buildings are visible under a bright, clear sky.

UPDATE 2021

CLEARFIELD GENERAL PLAN

PROGRESS WORK SESSION: LAND USE

SCHEDULE



Land Use Goals

- *INCREASE EMPLOYMENT AND COMMERCIAL OPPORTUNITIES*
- *REVITALIZE UNDERUTILIZED COMMERCIAL AREAS AS NEIGHBORHOOD CENTERS*
- *SUPPORT A MIX OF USES AND DENSITIES BY FOCUSING DEVELOPMENT IN KEY AREAS OF THE CITY*

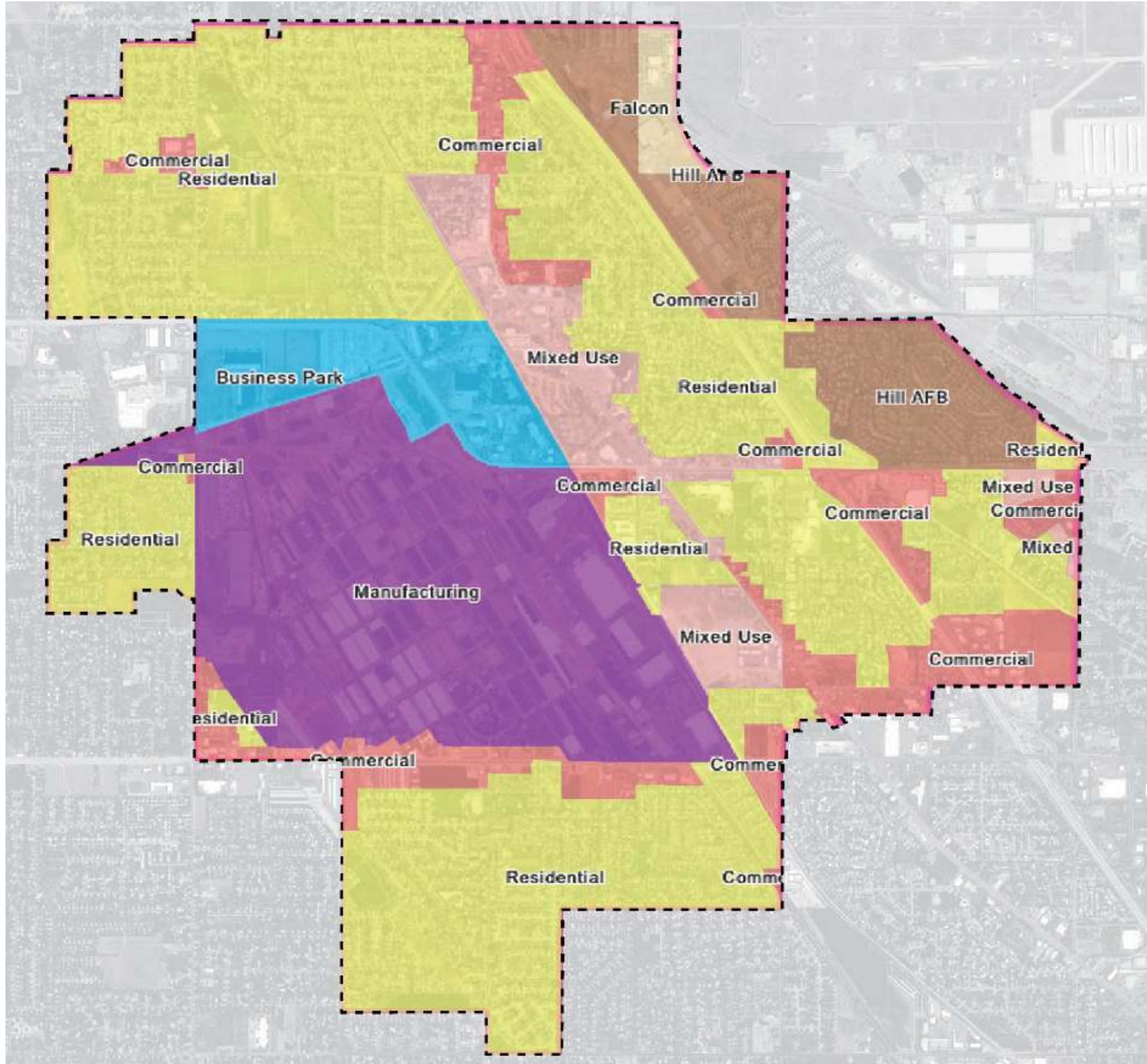
WFRC Land Use Best Practices

- *ENCOURAGE COMPACT DEVELOPMENT PATTERNS BY SUPPORTING GROWTH IN CENTERS*
- *LOCATE CENTERS STRATEGICALLY NEAR TRANSIT*
- *PROVIDE A VARIETY OF MOBILITY OPTIONS AROUND CENTERS SUCH AS SIDEWALKS, BICYCLE AND TRAIL CONNECTIONS, TRANSIT FACILITIES, AND STRONG STREET CONNECTIVITY*
- *CENTERS SHOULD ABSORB A MAJORITY OF EXPECTED POPULATION GROWTH, TO PROVIDE CHOICES TO RESIDENTS, AND TO PRESERVE EXISTING SINGLE-FAMILY NEIGHBORHOODS*

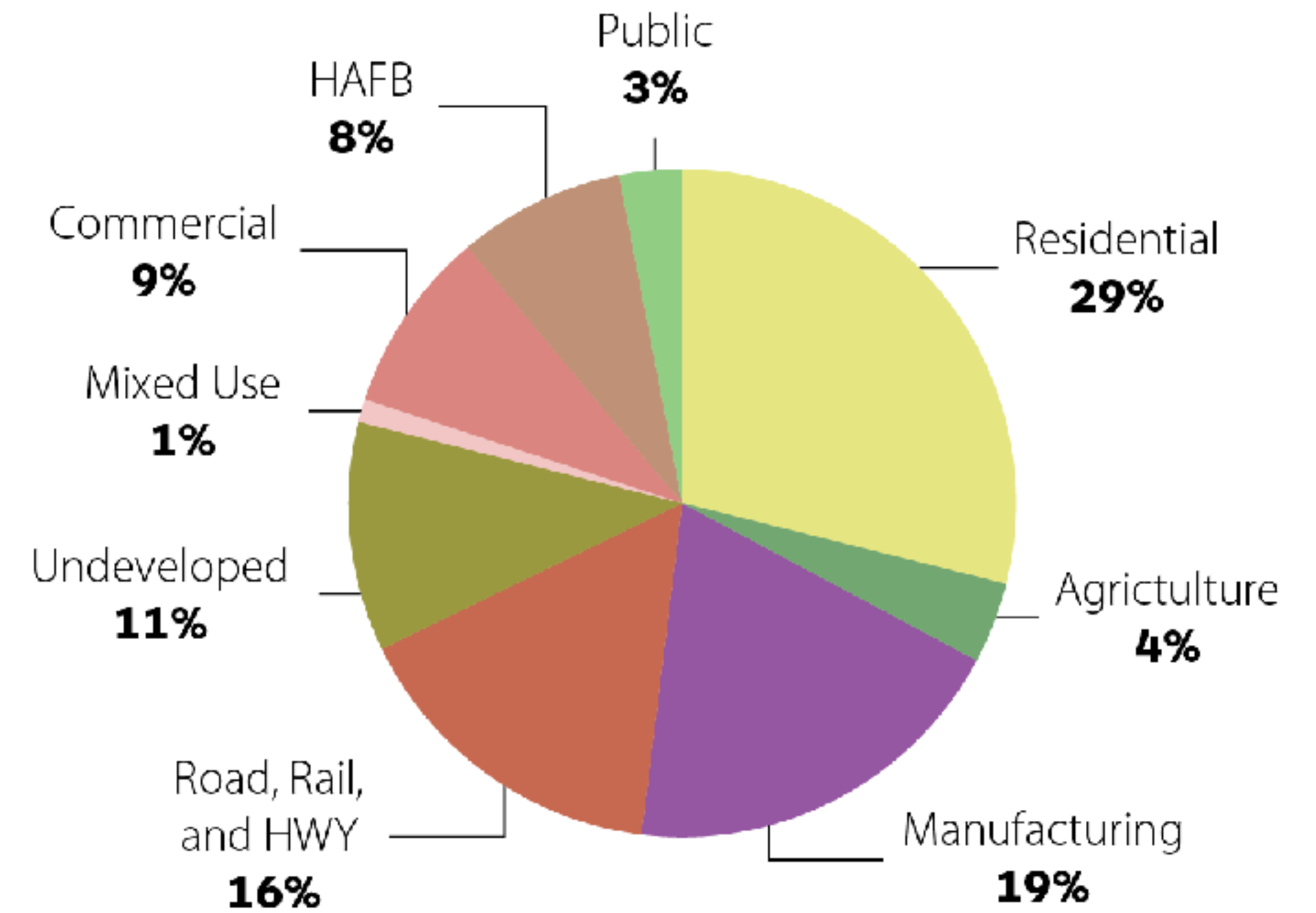
Other Land Use Best Practices

- *MIX HOUSING TYPES WITHIN NEIGHBORHOODS TO ENSURE AVAILABILITY OF HOUSING THROUGHOUT THE LIFECYCLE.*
- *DEVELOP COMMUNITIES AS A NETWORK OF NEIGHBORHOODS WITH DISTINCT ACTIVITY CENTERS AND MULTIMODAL CONNECTIONS.*
- *ENCOURAGE PARKING POLICIES THAT REDUCE THE OVERALL NUMBER OF PAVED AREAS IN ACTIVITY CENTERS AND RESIDENTIAL NEIGHBORHOODS.*
- *BALANCE ZONING TO RESPOND TO MARKET DEMANDS ON HOUSING.*
- *ADOPT LAND USE POLICIES THAT SUPPORT TRANSIT AND INCREASE RIDERSHIP.*

EXISTING LAND USE



Existing Land Use Map

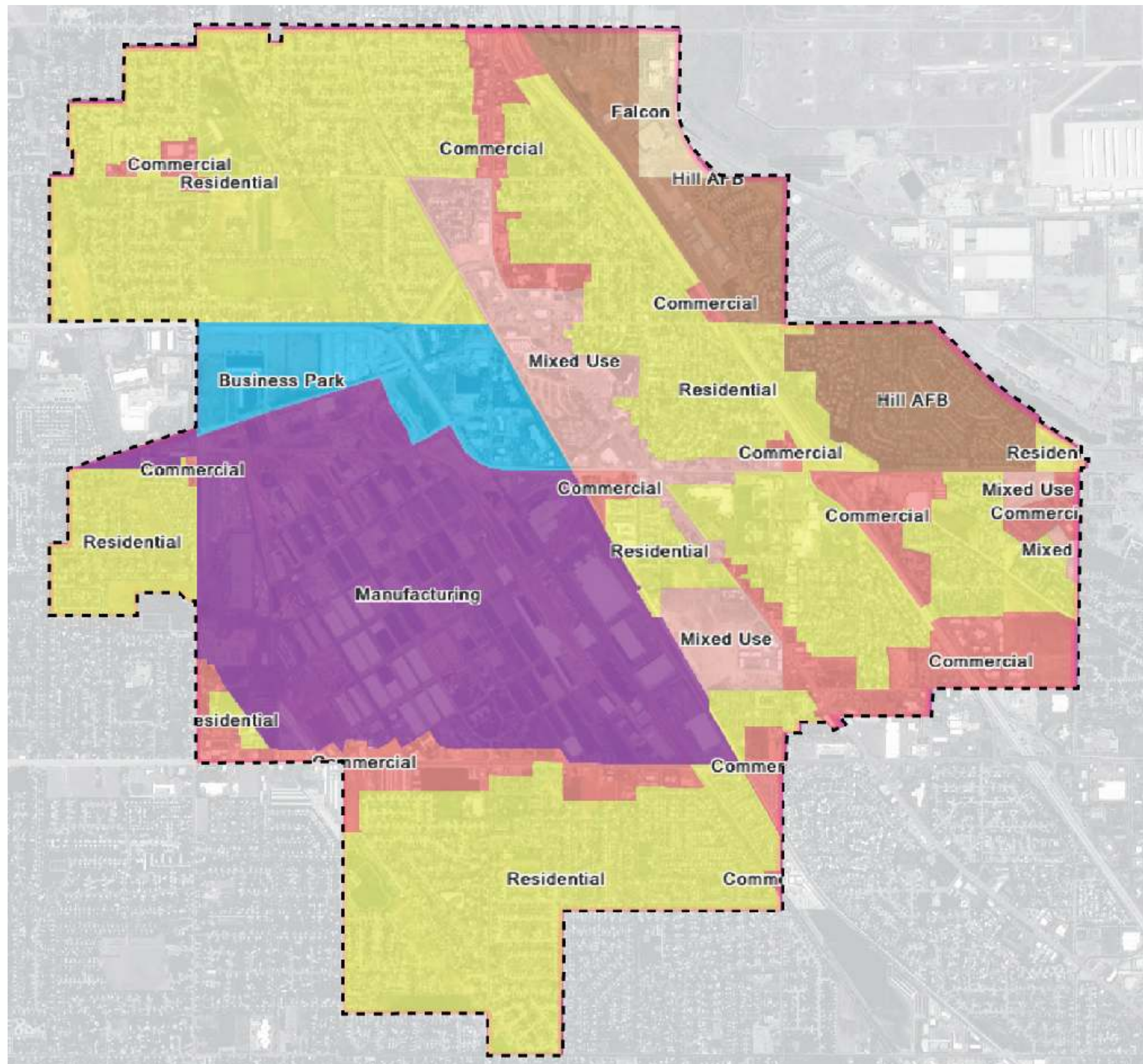


Existing Land Uses by Percentage

FUTURE LAND USE

	Existing Land Use Designation	Existing Zoning Designation	Market Study Recommendation
Downtown	Mixed-Use	U-R (Urban Mixed Residential), UC (Urban Core Commerce)	N/A
650 N. Main	Commercial	C-C (Gateway Corridor Commerce)	Restaurant, Lodging (Less service commercial)
Lakeside Square	Mixed-Use	U-R (Urban Mixed Residential), UC (Urban Core Commerce), T-R	Retail, Office, Limited Residential
Civic	Mixed-Use, Commercial	Civic	N/A
Clearfield Station	Mixed-Use	Mixed Use, R-3, C-2	Office, Residential w/ limited commercial
Legend Hills	Commercial	C-2	Commercial (Office, Retail)

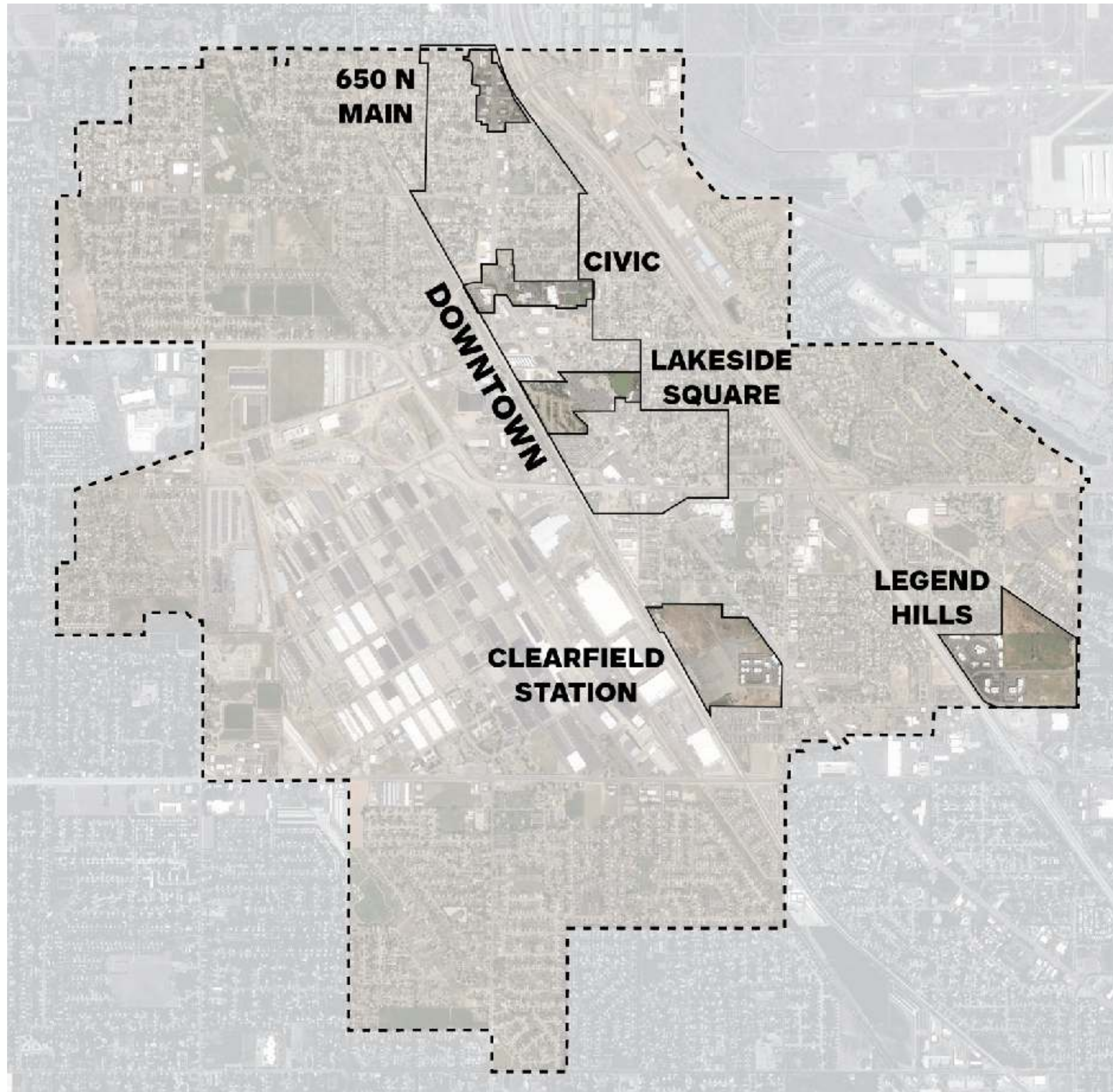
FUTURE LAND USE



Stability Areas & Opportunity Areas

- Stability Areas are characterized primarily by residential neighborhoods with schools, parks, churches and other public facilities.
- Opportunity Areas identify key areas where future growth is anticipated. There are six areas that provide opportunities for mixes of uses to attract new active residents, businesses, and retail. The residential component in some of these areas is very important to the success of the businesses.

FUTURE LAND USE



WFRC Center Focused Growth

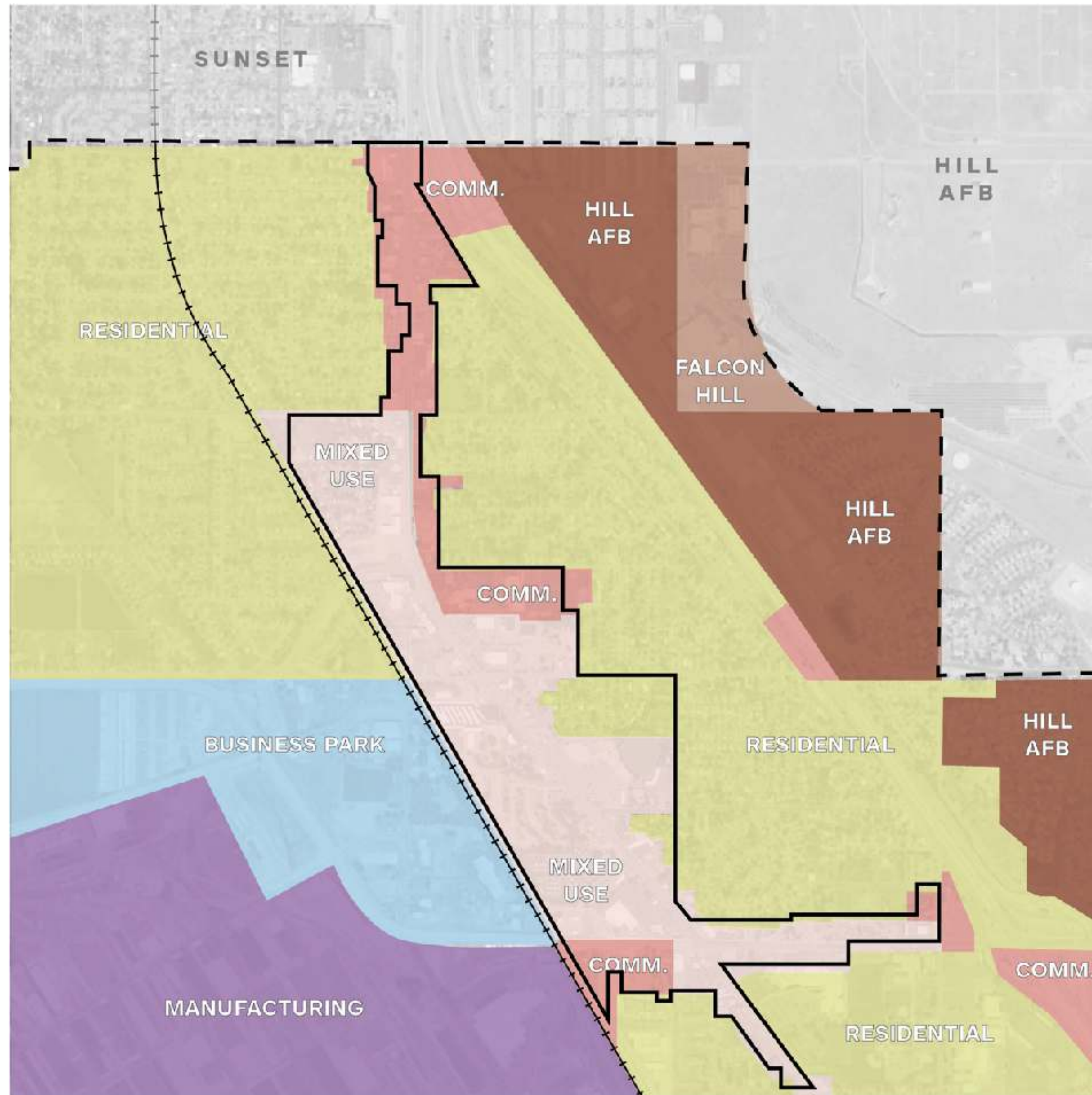
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- Clearfield Station
- Lakeside Square

Neighborhood centers typically revolve around a store or a civic building like a library. The typical building scale varies from one- to three-stories tall. Housing types within this center range between small apartments, townhouses, and small-lot single unit homes. Neighborhood centers are typically located on walkable streets, often with frequent bus service, and bicycle facilities.

- 650 North Main
- Civic
- Legend Hills

FUTURE LAND USE

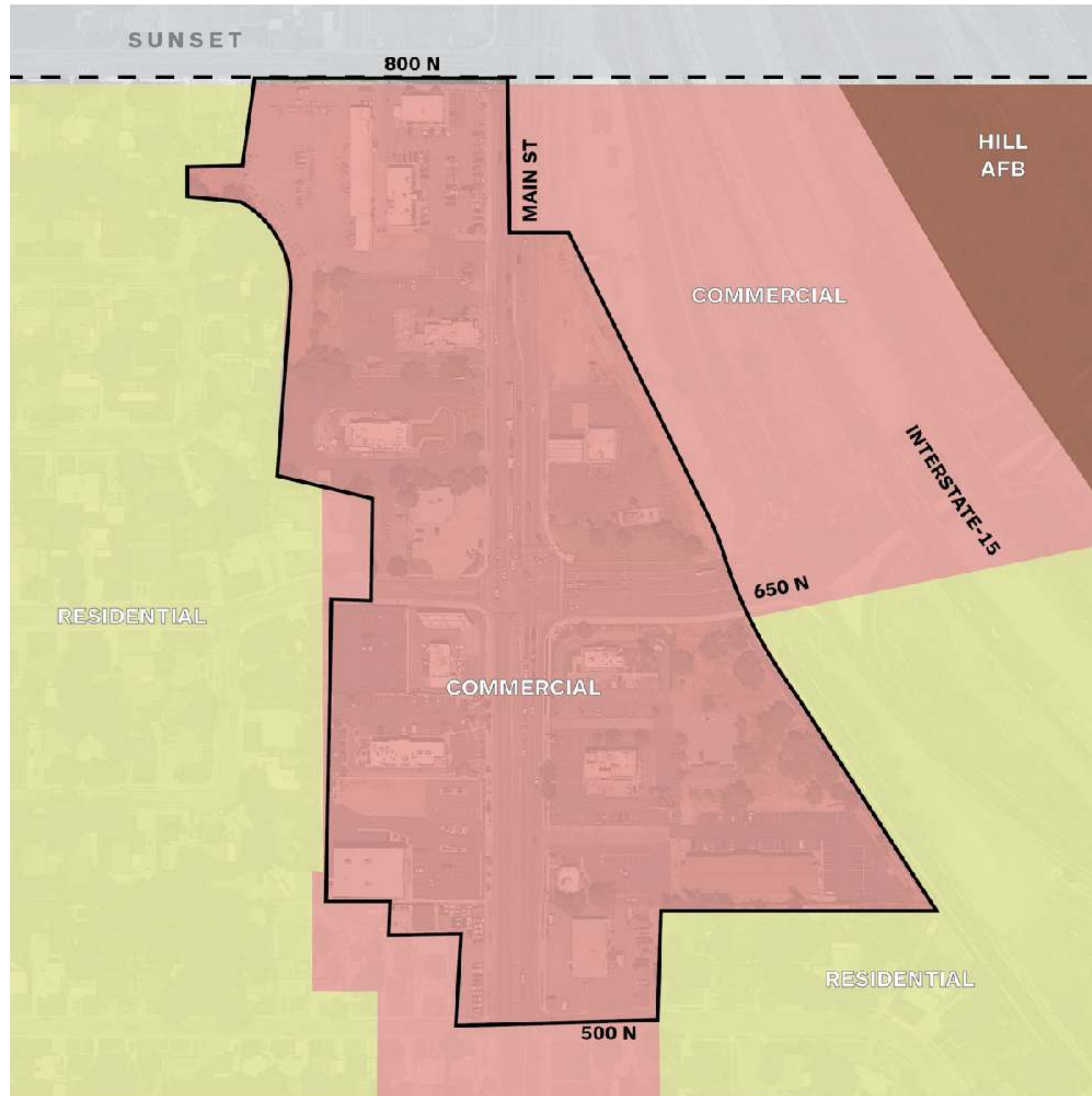


Downtown

- Concentrate new commercial development within key centers along State/ Main Street
- Encourage residential infill development within Downtown
- Focus retail at key locations
- Consider reevaluating retail at secondary sites

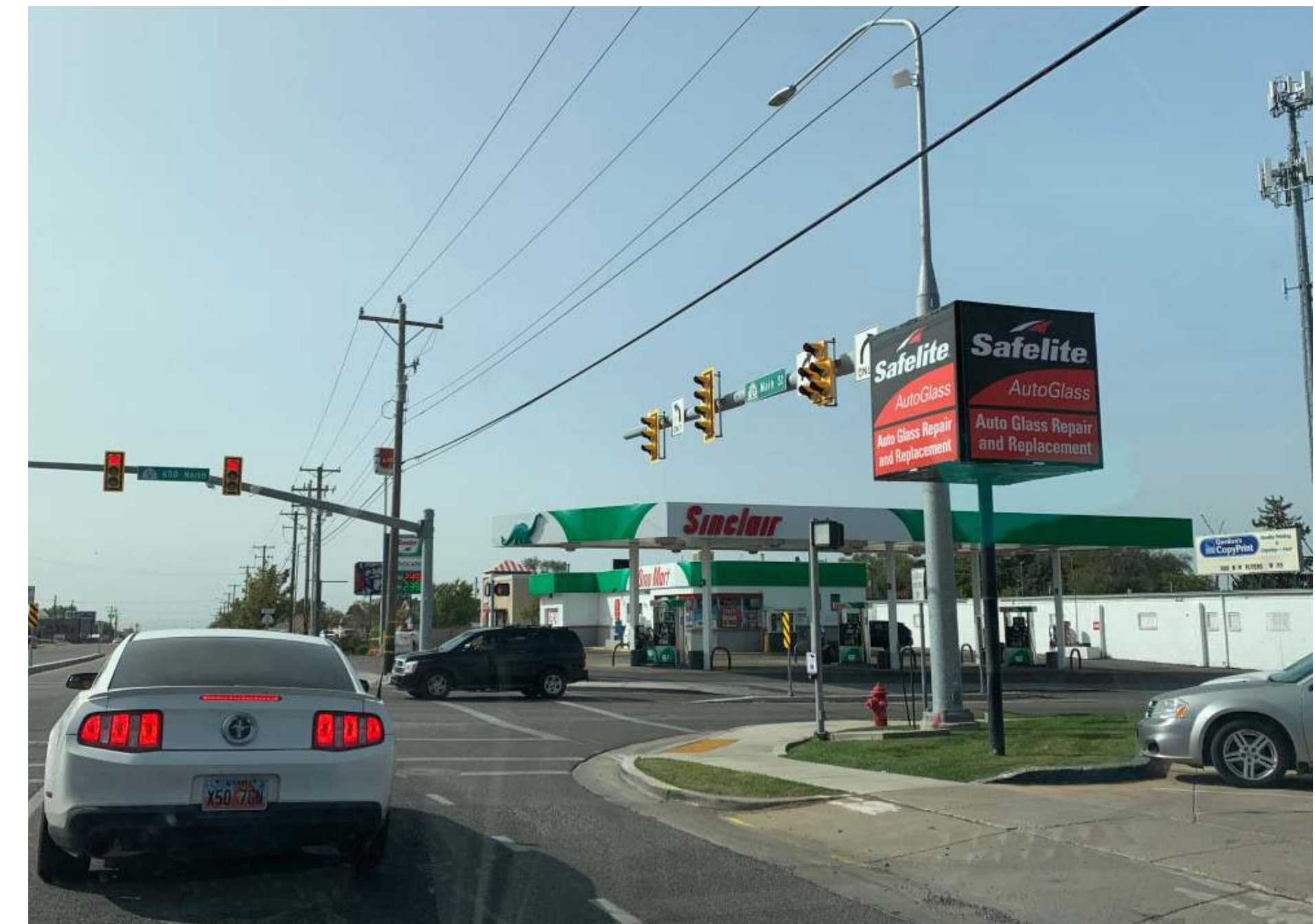


FUTURE LAND USE

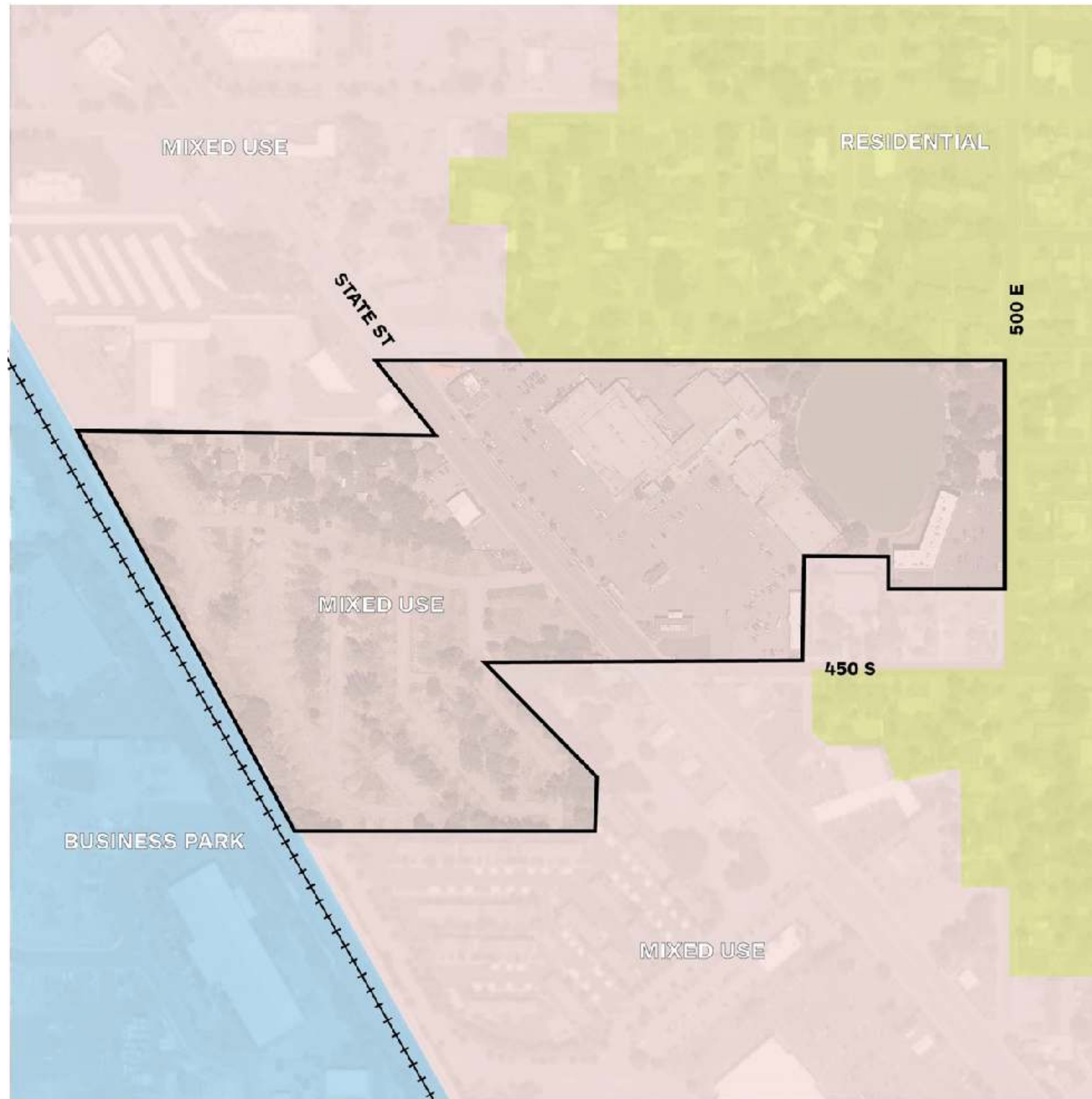


650 North Main

- Consider dining and lodging uses due to proximity to Hill AFB and I-15
- Focus retail at key locations
- Reevaluate retail at secondary sites
- Locate future service commercial south of the 650 North Main center
- Support residential uses



FUTURE LAND USE

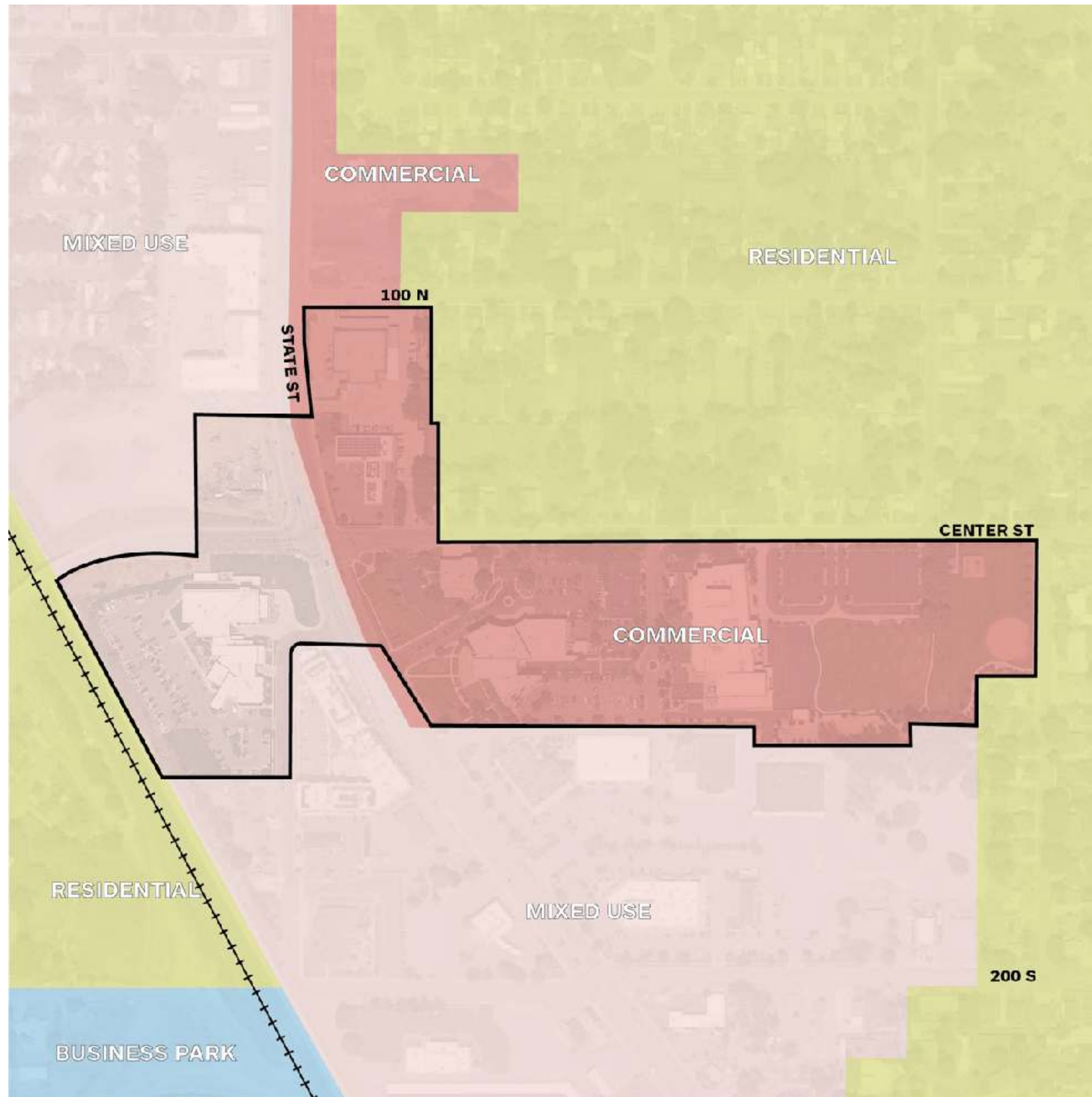


Lakeside Square

- Support residential uses throughout area
- Encourage future professional office uses
- Focus retail at key locations
- Reevaluate retail at secondary sites



FUTURE LAND USE

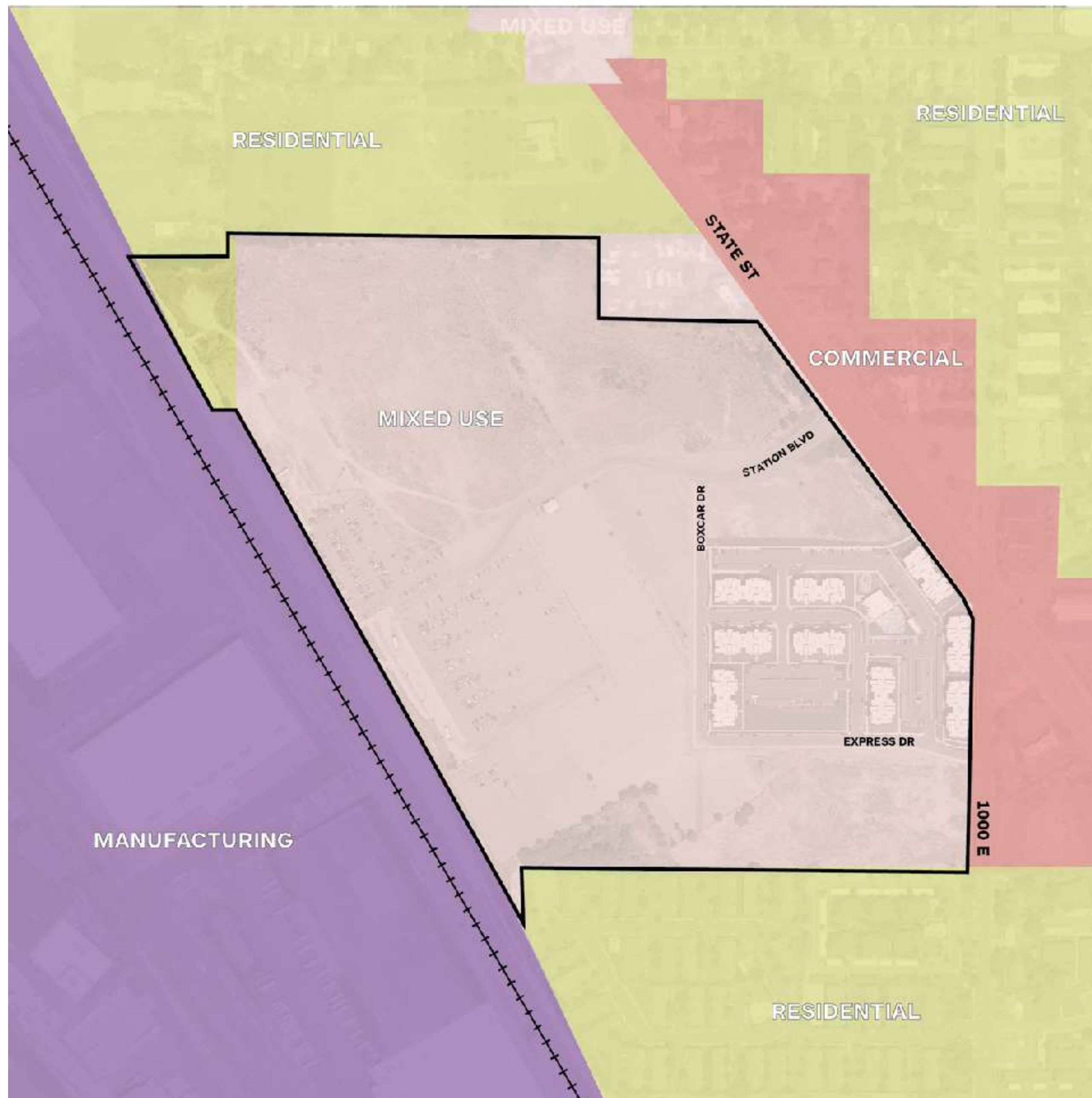


Civic

- Support residential uses
- Focus retail at key locations
- Reevaluate retail at secondary sites
- Potential for public private partnership options in this area



FUTURE LAND USE

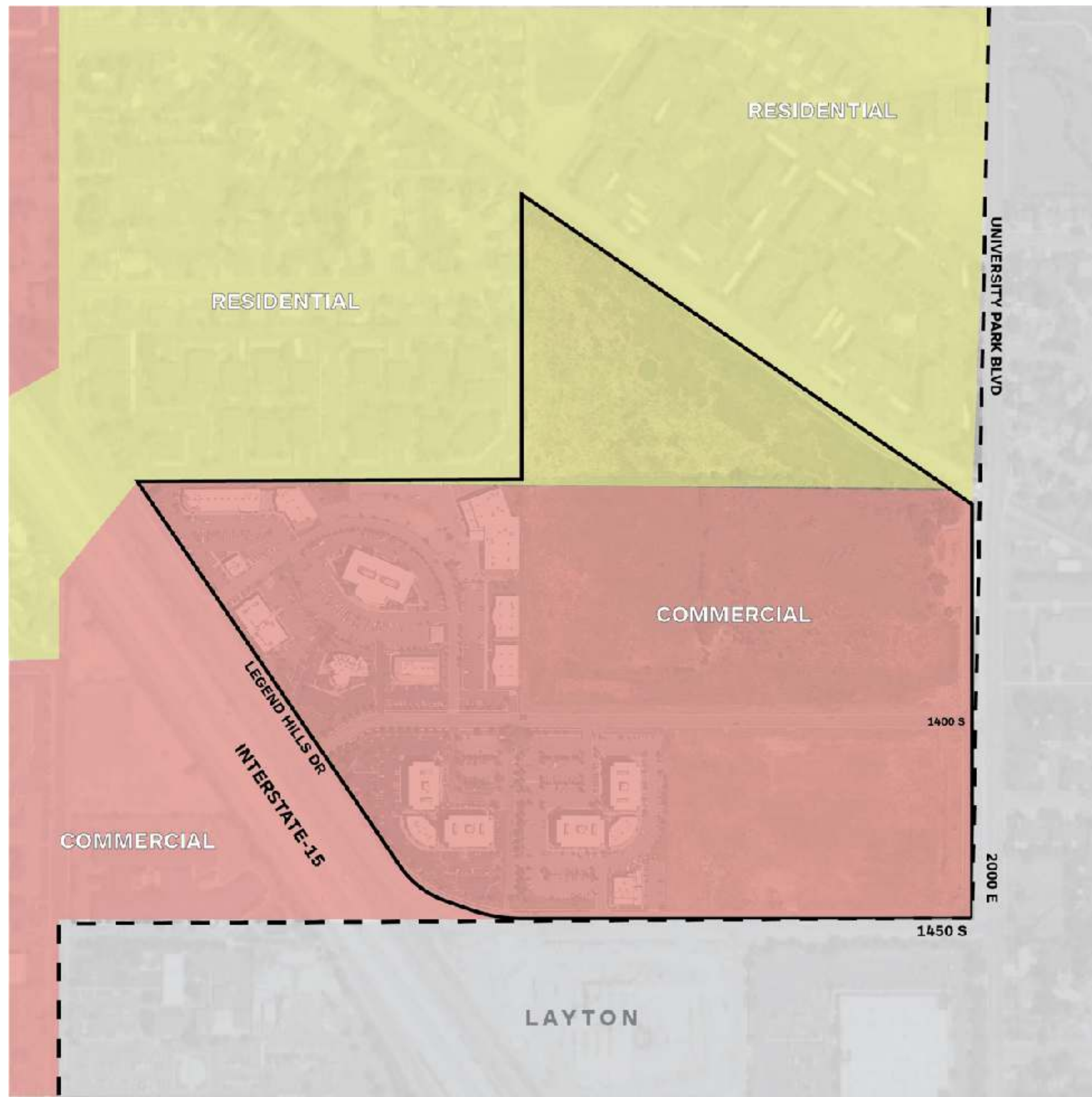


Clearfield Station

- Support residential uses
- Consider multi-story office uses
- Encourage retail at key sites with prime visibility and accessibility characteristics, while recognizing changing retail trends



FUTURE LAND USE



Legend Hills

- Support residential uses
- Encourage complementary retail possibilities with existing uses
- Consider 4-6 story office uses



Key Economic Development Tools

- *PUBLIC INFRASTRUCTURE DISTRICT (PID)*
- *COMMUNITY REINVESTMENT AREA (CRA)*

Land Use Strategies

- *UTILIZE SPECIAL AREA TAX AND FINANCING TOOLS, SUCH AS COMMUNITY REINVESTMENT AREAS (CRAS), TO HIGHLIGHT AND PRIORITIZE THE IMPORTANCE OF AREAS TARGETED FOR REDEVELOPMENT AS UNIQUE GATHERING PLACES AND CENTERS.*
- *USE LAND USE ORDINANCES AND DEVELOPMENT AGREEMENTS TO ENSURE THAT CENTERS ARE DESIGNED TO BE COMPACT, SAFE, ATTRACTIVE, AND ACCESSIBLE PLACES, WHERE THE STREET ENVIRONMENT MAKES ACCESS BY TRANSIT, WALKING, BIKING, AND MOBILITY DEVICES, SUCH AS WHEELCHAIRS, SAFE AND ATTRACTIVE FOR PEOPLE OF ALL AGES AND ABILITIES.*

A scenic view of a pond with trees and houses in the background. The pond is calm, reflecting the surrounding greenery and the clear blue sky. On the left, a large, leafy tree leans over the water. In the background, a line of trees and some residential buildings are visible under a bright, clear sky.

UPDATE 2021

CLEARFIELD GENERAL PLAN

THANK YOU!