



Community Development

PLANNING, 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, March 17th, 2021**, at the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015 to work on the General Plan Update.

Due to the COVID-19 Pandemic, one or more Planning Commissioners may attend the meeting electronically through Zoom.

GENERAL PLAN UPDATE – WORK SESSION

Discussion led by 

1. Schedule
2. Plan Framework
 - a. Land Use
 - b. Economic Development
 - c. Transportation
3. Staff Communications

Dated this 12th day of March 2021.

/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.

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 houses is visible, with a small wooden structure on the shore. The overall atmosphere is peaceful and natural.

CLEARFIELD GENERAL PLAN

March 17th Planning Commission Meeting

MEETING AGENDA

1. SCHEDULE

2. PLAN FRAMEWORK

A. LAND USE

B. ECONOMIC DEVELOPMENT

C. TRANSPORTATION

SCHEDULE

WE ARE HERE



SCHEDULE

Upcoming Dates

JOINT CITY COUNCIL/ PLANNING COMMISSION MEETING- **APRIL TBD**

PLANNING COMMISSION MEETING- **APRIL 21ST**

IN-PERSON PUBLIC OUTREACH- **JUNE TBD**

LAND USE



Land Use Issues

1. SEVERAL **VACANT AND UNDERUTILIZED** COMMERCIAL CENTERS
2. LACKING ORDINANCES THAT SPECIFICALLY ADDRESS **A RANGE OF DENSITIES** FOR HOUSING DEVELOPMENT IN CERTAIN AREAS
3. STRUGGLE TO ESTABLISH THE STATE STREET CORRIDOR, BETWEEN 700 SOUTH & 300 NORTH AS **DOWNTOWN CLEARFIELD**

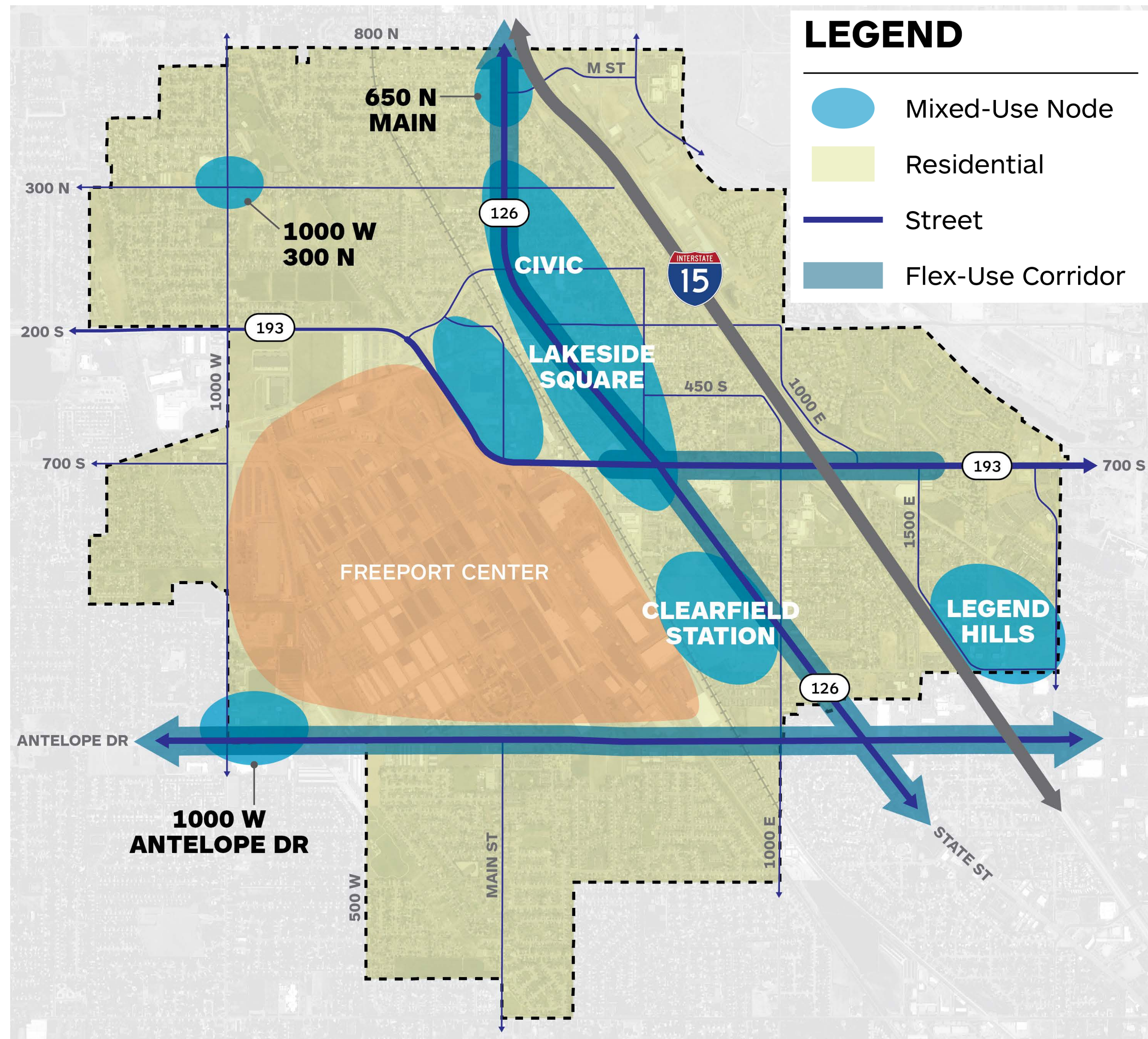
Goals

1. INCREASE **SUSTAINABLE EMPLOYMENT** AND COMMERCIAL OPPORTUNITIES
2. REVITALIZE **UNDERUTILIZED COMMERCIAL AREAS** AS NEIGHBORHOOD CENTERS
3. SUPPORT **A MIX OF USES AND DENSITIES** CITYWIDE BY FOCUSING DEVELOPMENT IN KEY NODES
4. **PRESERVE EXISTING NEIGHBORHOODS** THROUGHOUT THE CITY

LAND USE

Land Use Planning Framework:

1. **FOCUS RETAIL** AT KEY LOCATIONS WITHIN CLEARFIELD.
2. SUPPORT **RESIDENTIAL USES** IN **GROWTH CENTERS**, INCLUDING INFILL DEVELOPMENT
3. DEVELOP MORE **VARIETY IN RESIDENTIAL** LAND USES AND ZONING DESIGNATIONS.
4. CONSIDER **EXISTING CONTEXT SURROUNDING DEVELOPMENT** WHEN EVALUATING INFILL OPPORTUNITIES.



Downtown Scale Examples:

1. Provide **localized services** to people within a two- to three-mile radius.
2. **One- to three-story buildings** for employment, shopping and housing are typical.
3. **Vertical mix** of uses common
4. The number of housing units range from **ten to 50 per acre.**
5. Areas served by a variety of streets that typically include **high-capacity transit and bicycle facilities.**



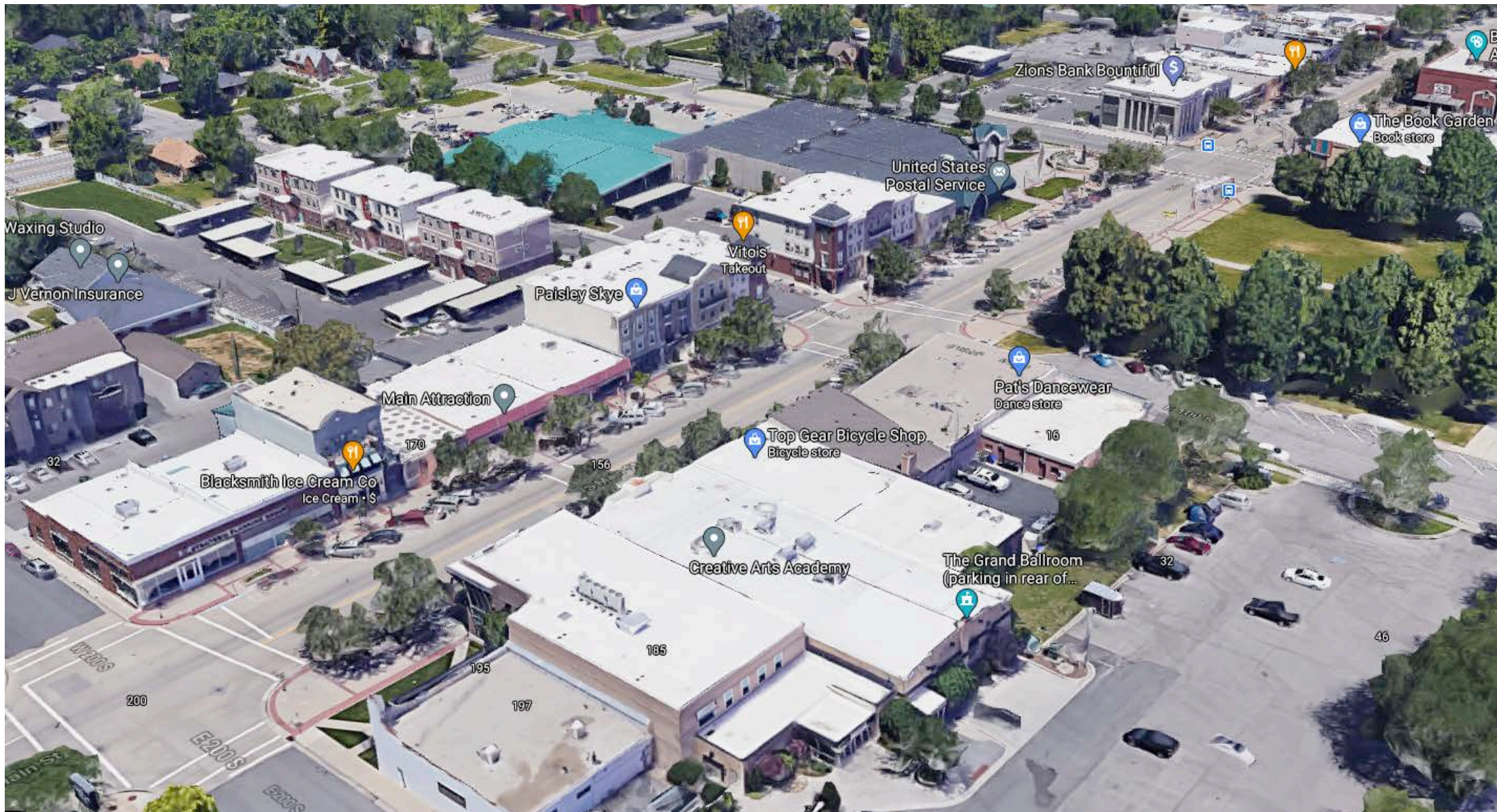
Layton Main Street



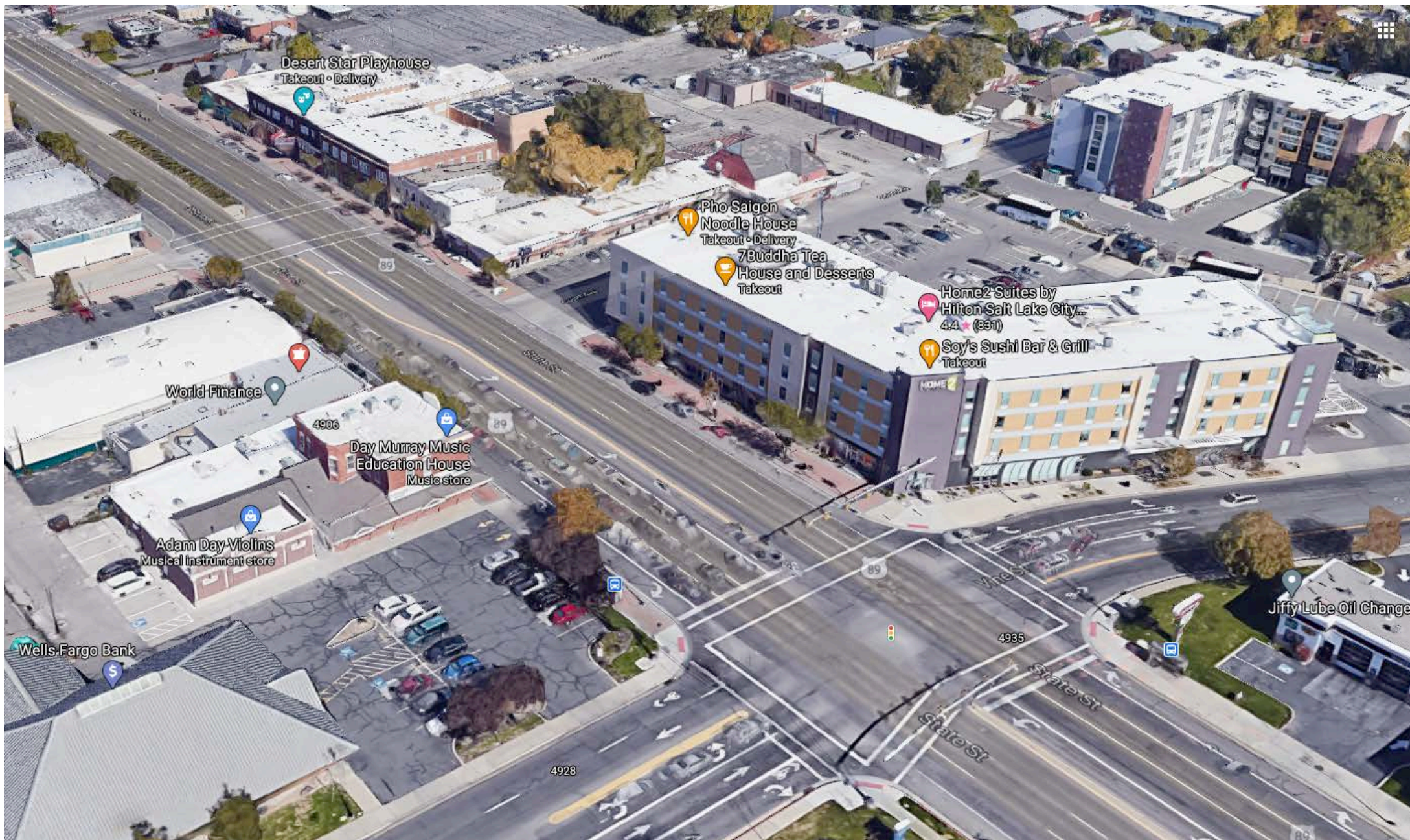
Sugar House Business District

Downtown Scale Areas:

1. Civic Center Area
2. Lakeside Square
3. Clearfield Station



Bountiful Main Street

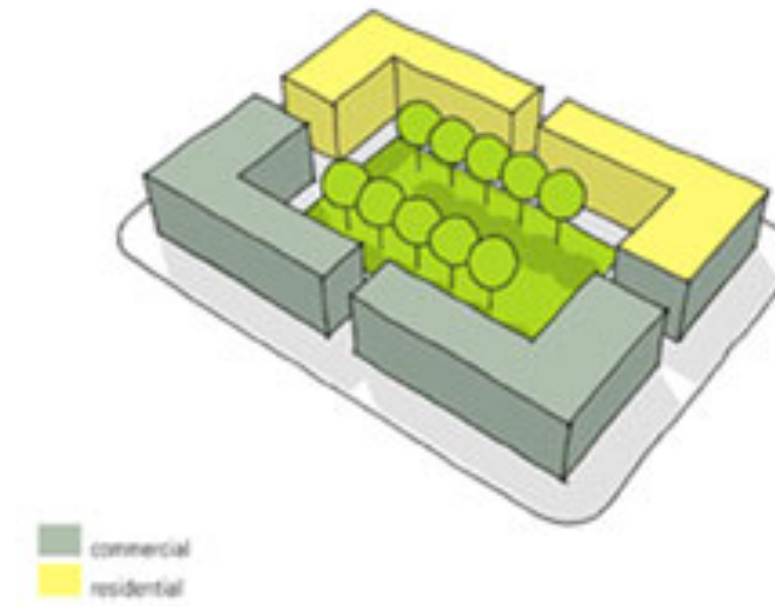


Murray State Street

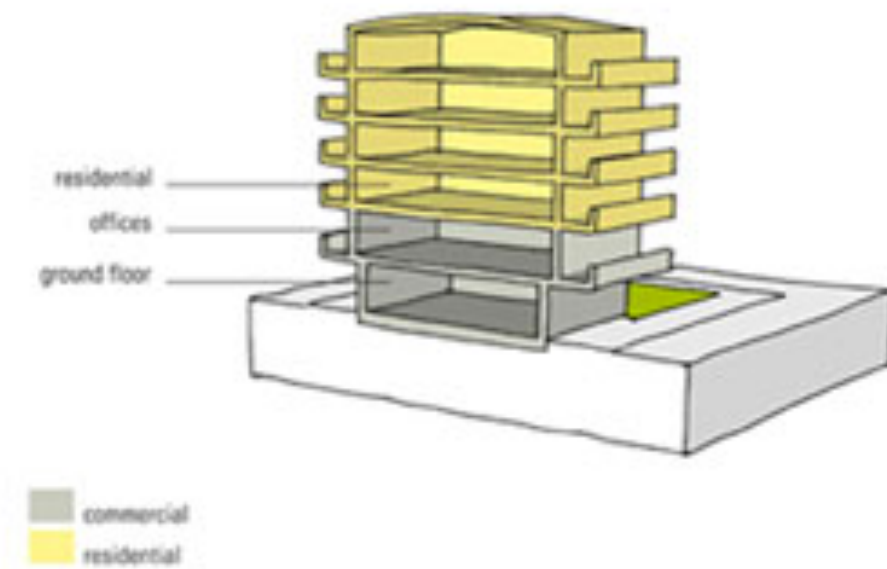
Mixed Use

1. Downtown Scale: Vertical Mixed Use
2. Neighborhood Scale: Horizontal Mixed Use

Horizontal Mix



Vertical Mix



Vertical Mixed Use



Horizontal Mixed Use

Neighborhood Scale Centers Examples:

1. Building scale varies from **one- to three-stories tall**, and predominately a horizontal mix of uses.
2. Commercial businesses include **neighborhood serving** office, shopping, and dining uses.
3. Often centered around a **grocery store or a civic building** like a library or recreation center.
4. **Housing types** within these centers range between townhouses, duplex to fourplex apartments, and small-lot single unit homes.
5. Neighborhood centers are typically located on **walkable streets**, often with frequent bus service, and bicycle facilities.



Redwood Road, SLC



Central Ninth Neighborhood Center, SLC

ECONOMIC DEVELOPMENT



Economic Development Issues

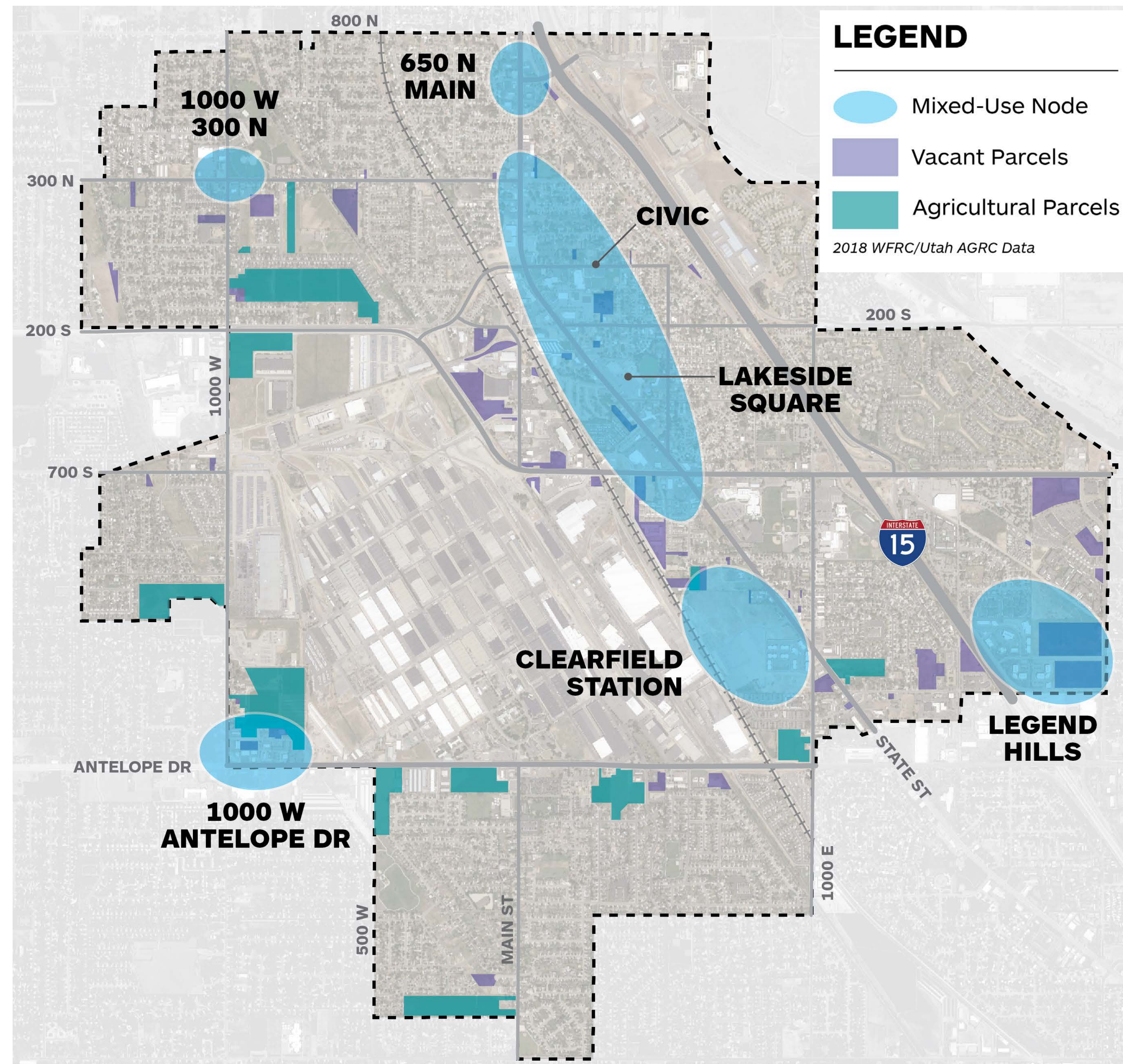
1. **CHANGING RETAIL PATTERNS** AFFECTING POTENTIAL FOR NEW COMMERCIAL OPPORTUNITIES
2. LACK OF **DESTINATION-ORIENTED** COMMERCIAL BUSINESSES
3. CHALLENGE TO PROVIDE **INCOME-APPROPRIATE** RESIDENTIAL AND COMMERCIAL OPTIONS

Goals

1. ENCOURAGE **SUSTAINABLE ECONOMIC GROWTH** AND JOB CREATION THROUGH EXISTING STAKEHOLDER RELATIONSHIPS, AND FORGING NEW PARTNERSHIPS
2. MAINTAIN CLEARFIELD CITY AS **DAVIS COUNTY’S “JOBS CENTER”** AND CONTINUE TO INCREASE THE AVAILABILITY OF FAMILY-SUSTAINING JOBS
3. STRENGTHEN AND SUSTAIN PARTNERSHIP WITH **HILL AIR-FORCE BASE**
4. ENHANCE AND EXPAND THE CITY’S SHOPPING, DINING AND ENTERTAINMENT OPTIONS FOR RESIDENTS AND VISITORS BY SUPPORTING **UNIQUE, DESTINATION-ORIENTED DEVELOPMENT CENTERS**

Economic Development Planning Framework

1. CONCENTRATE AND PROMOTE **REDEVELOPMENT AT KEY LOCATIONS** THROUGHOUT THE CITY IN ORDER TO ENSURE HIGHEST AND BEST USE.
2. CREATE AN **ECONOMIC DEVELOPMENT STRATEGIC PLAN** WITH DETAILED IMPLEMENTATION STEPS.
3. DEVELOP AN UNDERSTANDING OF **TARGET MARKETS**, INCLUDING DEMOGRAPHIC PROJECTIONS AND HOUSEHOLD CHARACTERISTICS, TO BETTER UNDERSTAND OPPORTUNITIES
4. CONSIDER **QUALITY-OF-LIFE FACTORS** SUCH AS HOUSING CHOICES, AMENITIES, AND RECREATION ACCESS.



Redevelopment Focus



1. Reuse of Buildings
2. Incentivize 'Placemaking'
3. Concentrate retail in walkable areas

Incremental Redevelopment Infill



Commercial Corridor Before



Redevelopment Infill After

Residential Infill Opportunities



Develop infill guidance for residential areas

TRANSPORTATION



Transportation Issues

1. CHALLENGING EAST-WEST **CONNECTIVITY BARRIERS** (I-15, HEAVY RAIL CORRIDOR, LARGE PIECES OF PRIVATELY-HELD PROPERTY).
2. **LIMITED NETWORK** OF COMFORTABLE CONNECTIONS FOR BIKING AND WALKING.
3. LACK OF **STREETSCAPE IMPROVEMENTS** ALONG KEY CITY ROUTES

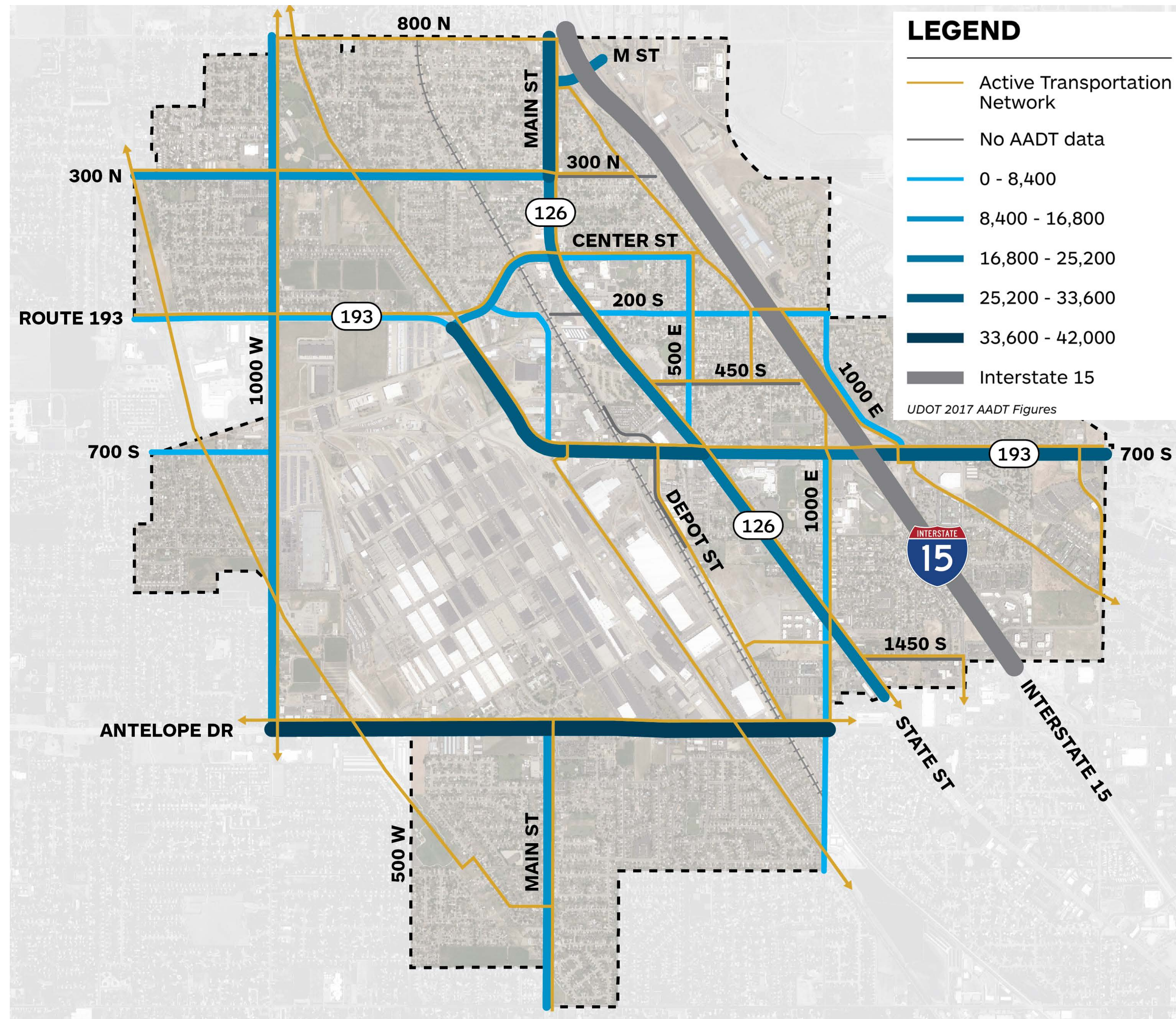
Goals

1. **PRESERVE, ENHANCE, AND BEAUTIFY** PRINCIPAL TRANSPORTATION CORRIDORS.
2. PROMOTE INCREASED USE OF THE **CLEARFIELD FRONTRUNNER STATION** BY IMPROVING ACCESS TO AND FROM THE STATION.
3. COORDINATE AN INTEGRATED **NETWORK OF CONNECTIONS** THAT EMPHASIZES CONVENIENT AND COMFORTABLE BIKING, WALKING, AND OTHER FORMS OF ACTIVE TRANSPORTATION.

TRANSPORTATION

Transportation Planning Framework

1. IDENTIFY OPPORTUNITIES TO IMPROVE **CONNECTIONS ACROSS BARRIERS**
2. CONTINUE TO ENGAGE WITH UDOT ON **SR-126 IMPROVEMENT OPTIONS**
3. CONTINUE TO **EXPAND STREET CONNECTIVITY**
4. IMPROVE CONDITIONS FOR THOSE **TRAVELING BY ACTIVE MODES** TO INCENTIVIZE MODE SHIFT
5. UPDATE **TRANSPORTATION MASTER PLAN** TO SHOW FUTURE CONNECTIONS



TRANSPORTATION FRAMEWORK



Existing Roadway



Roadway after improvements



UPDATE 2021

CLEARFIELD GENERAL PLAN

Thank you!