

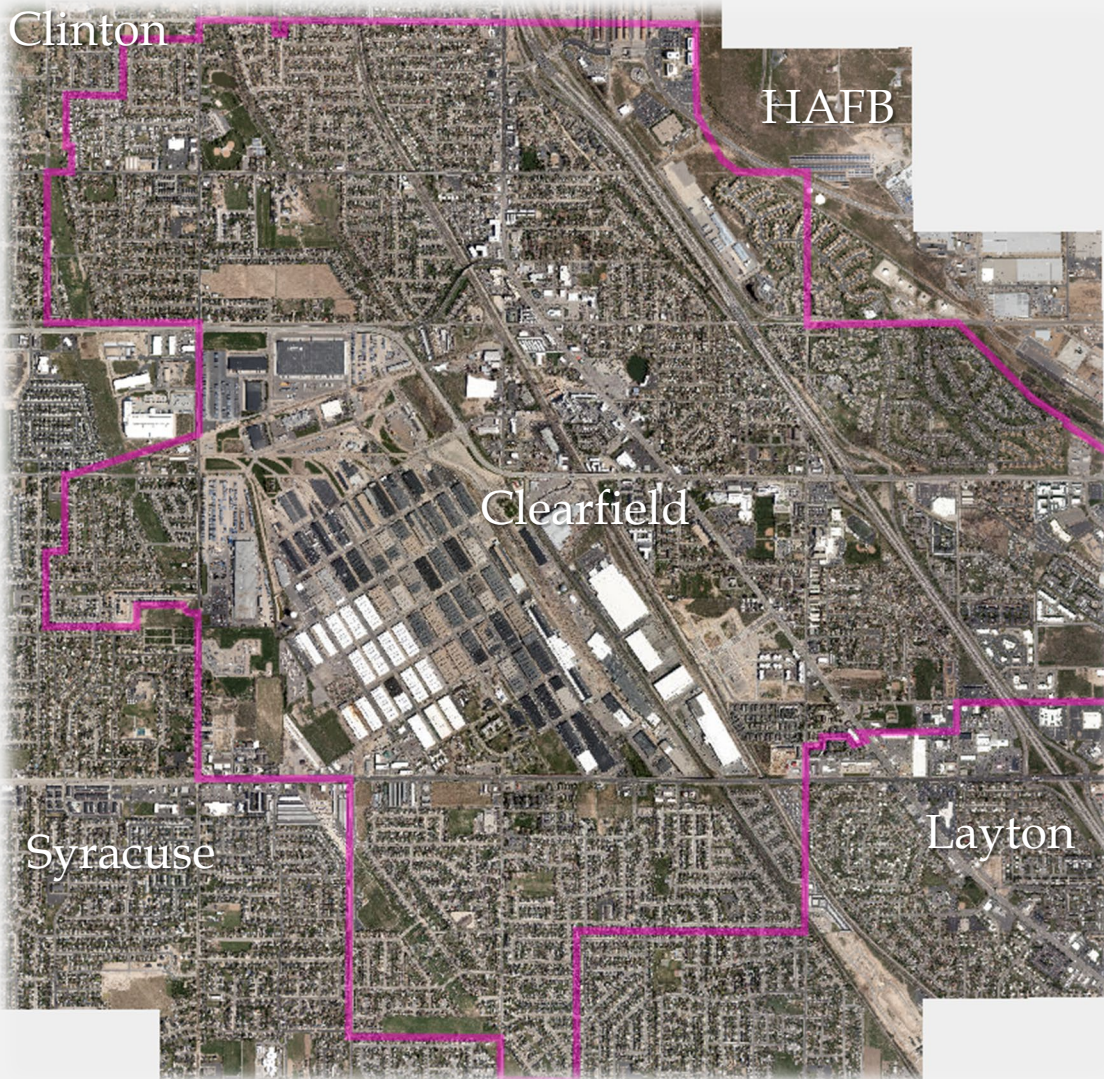


CLEARFIELD

UTAH'S MILITARY CITY



History and Fun Facts



- Settled in 1877; Incorporated 1922
- Previously known as “Sand Ridge”
 - Shoshone: Gu-ta-nu-a-de, “Place where the wind blows hard” (and sand)
 - Water from Kays Creek until Davis & Weber Counties Canal (1884)
- Pop. 34,470; Increase of 10.68% since 2020 & AGR 2.47% (Census May 2024)
- Average Household Size: 3
- Just over 7 Square Miles

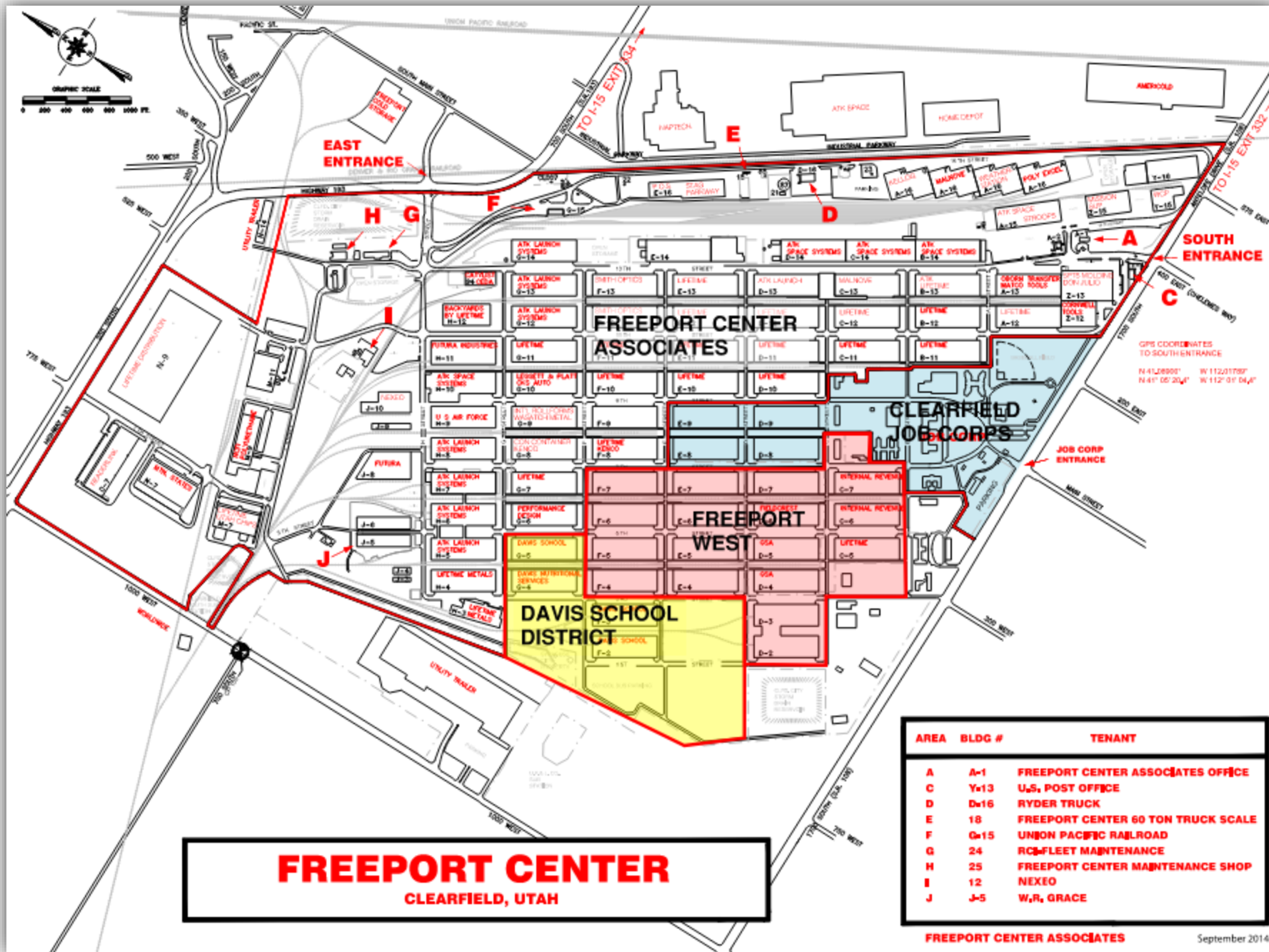
Freepoint Center

- Constructed in 1942
- Navy Supply Depot during WWII
 - 841 acres
 - Housed 10% of Navy's total storage
 - 8,000 employees, including 500 German POWs.
 - 4,000 train carloads of materials shipped each month.
 - Security, railways, Hill Field, trucking facilities, and equidistant from Seattle, San Francisco, and Los Angeles.
- Decommissioned in 1962
- Manufacturing & Distribution Center



Source: Weber State University

Big Players



Major Companies of Freeport Center



**NORTHROP
GRUMMAN**

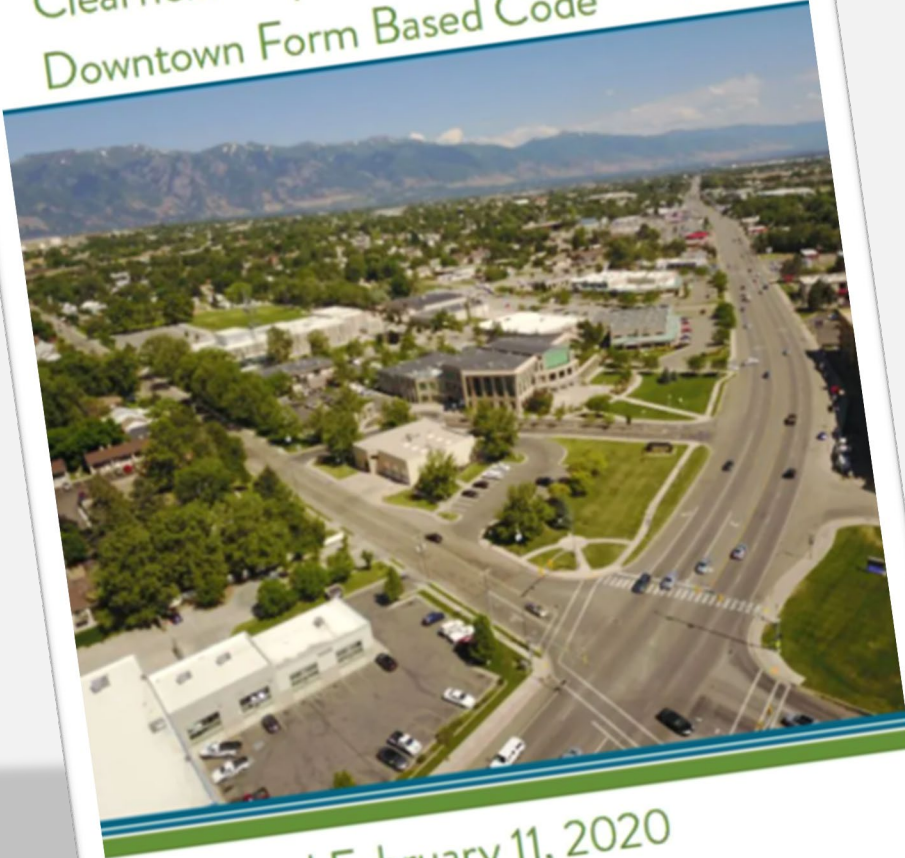


SMITH



Davis School District
LEARNING FIRST

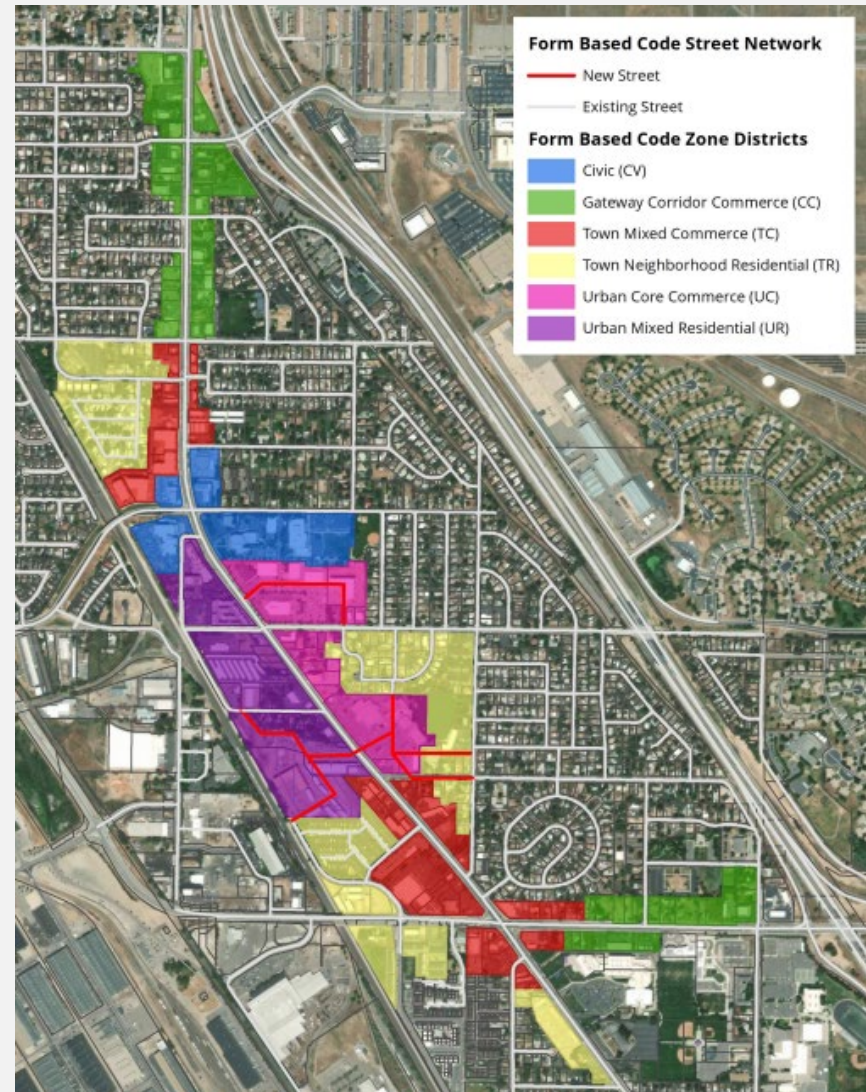
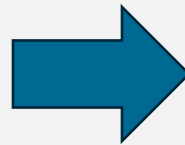
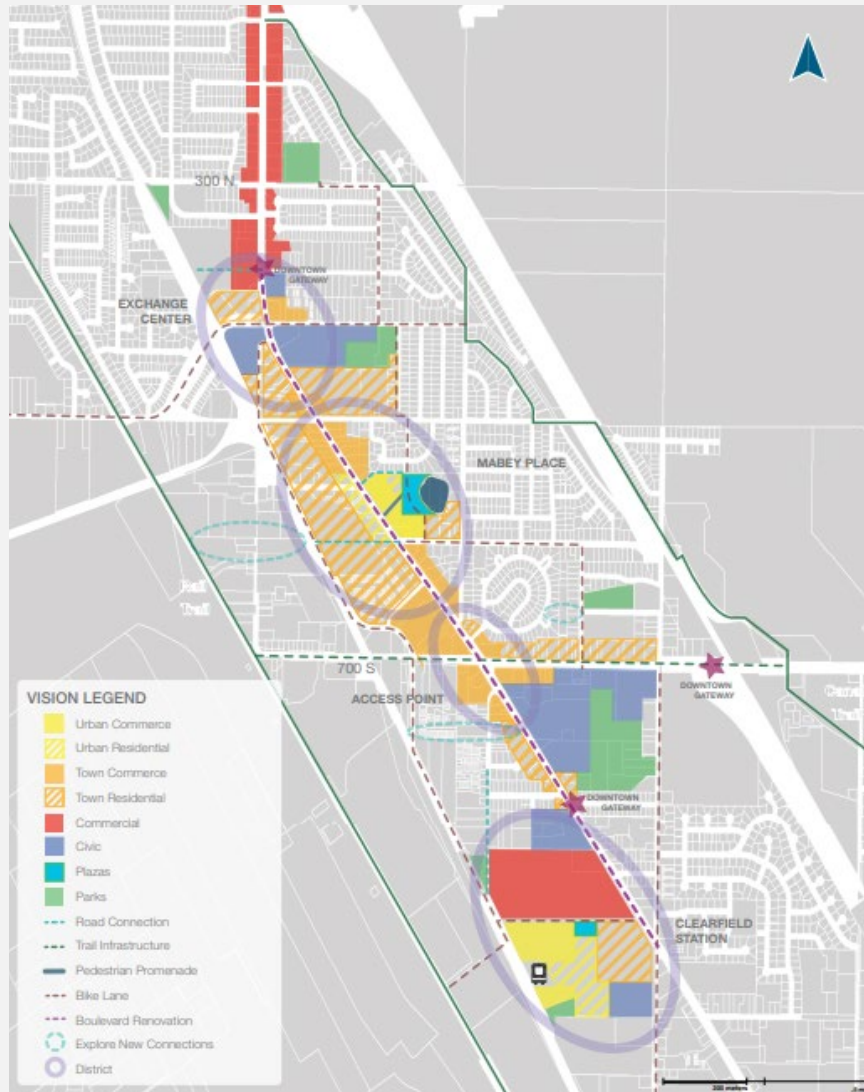
Clearfield City
Downtown Form Based Code



Adopted February 11, 2020
Revised June 25, 2024

Downtown Clearfield Form-Based Code

The Vision



Transformative & Revitalizing

2018



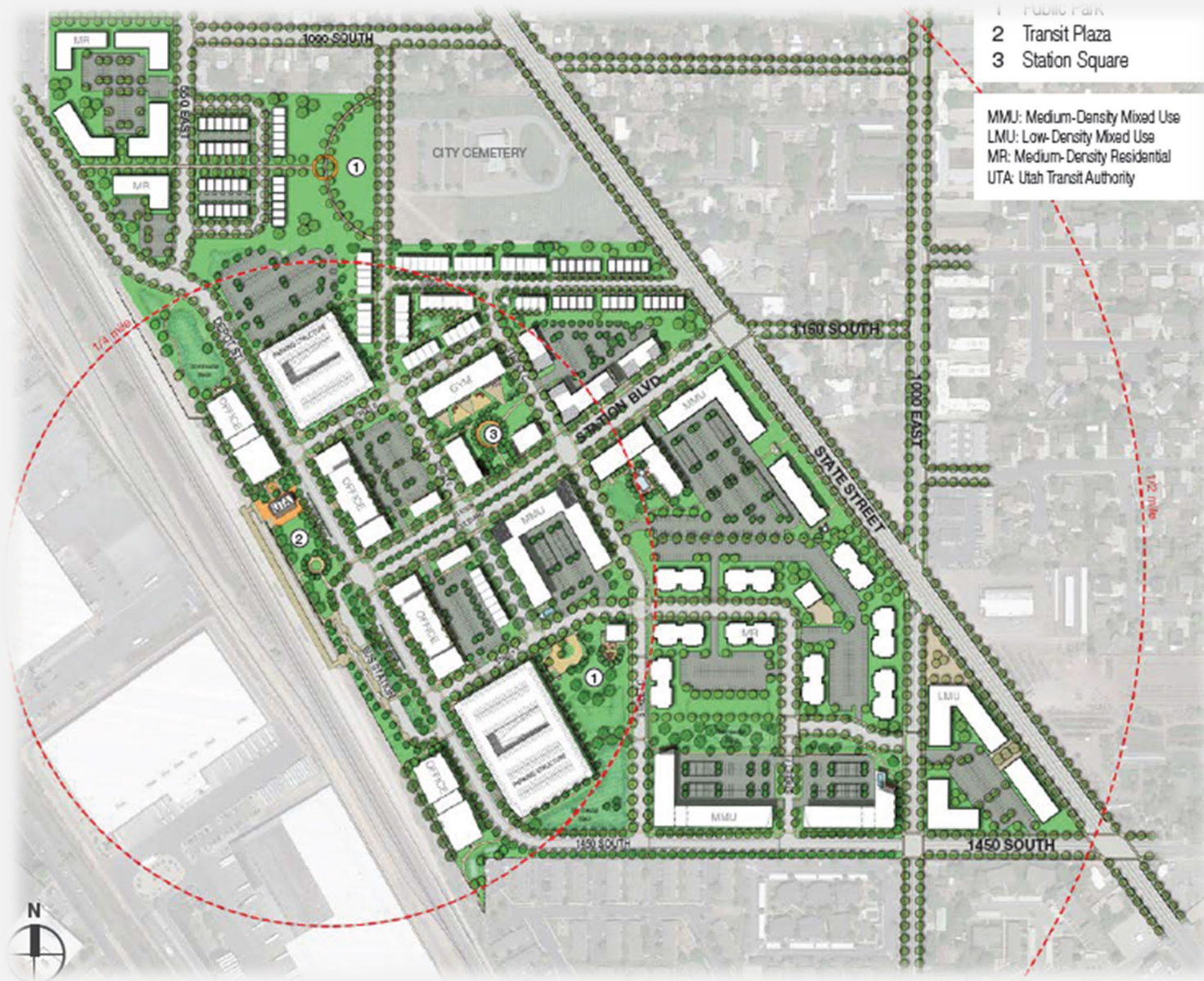
2022



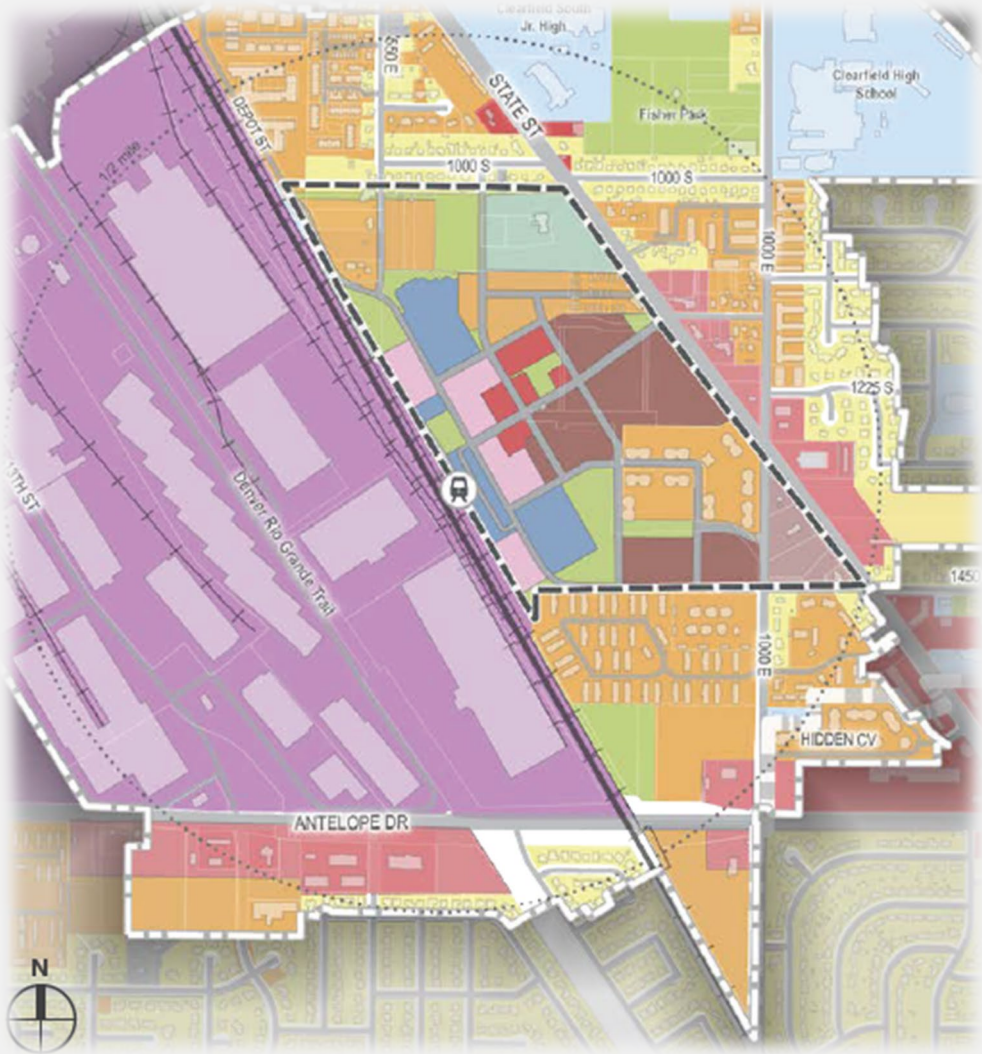
Completed Projects



Clearfield Station TOD



Quick Facts



- Station Area Plan updated & certified September 2024
- 56 Acres owned by UTA
- Master Development Agreement & Plan with development team
 - UTA
 - Clearfield City
 - Hamilton Partners
 - Stack Real Estate
- Horizontal infrastructure completed
- Vertical development - Q1 2025

Master Development Agreement & Plan

- Approx. 67,500 sq. ft. commercial
- Anchor tenant: The Front
- Approx. 550,000 sq. ft. office
- 2.25 acre park
- 2 miles of new roads
- Up to 1,000 residential units
- LID stormwater quality
- Cost of horizontal infrastructure: \$28 million
- Groundbreaking April 25th, 2022



Mixed Use Residential

Q 1 - 2025



BUILDING D - LL102



BUILDING C - LL103



D6 BUILDING C - NORTH ELEVATION
332' x 110'



C6 BUILDING C - EAST ELEVATION
332' x 110'

Horizontal Infrastructure & Park



Station Boulevard



Tower Park





CLEARFIELD

UTAH'S MILITARY CITY

Thank you!





Fall 2024 Workshops

Follow up Worksession

Regional Growth Committee - Technical Advisory Committee (RGC TAC)

December 11, 2024



WASATCH CHOICE
— VISION —

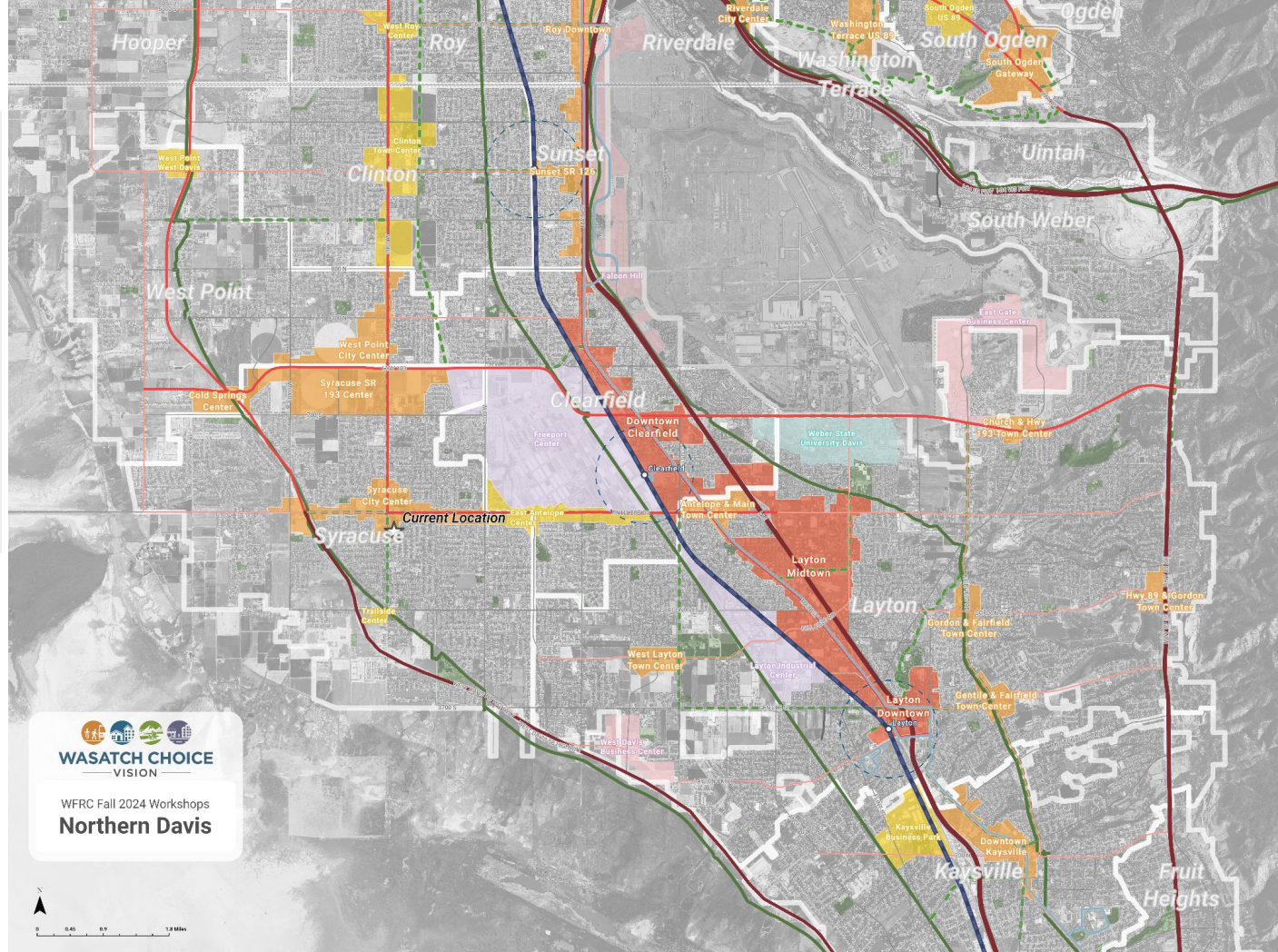
Workshop Area
within the Wasatch Front
Regional Council MPO Area



**8 Area Workshops across the
WFRC MPO Region**

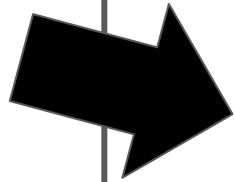
Workshop Map

- Wasatch Choice Land Uses
- Existing Regional Transportation Plan
- Draft Beehive Bikeways



Workshop Objectives

**Today's
Focus:**



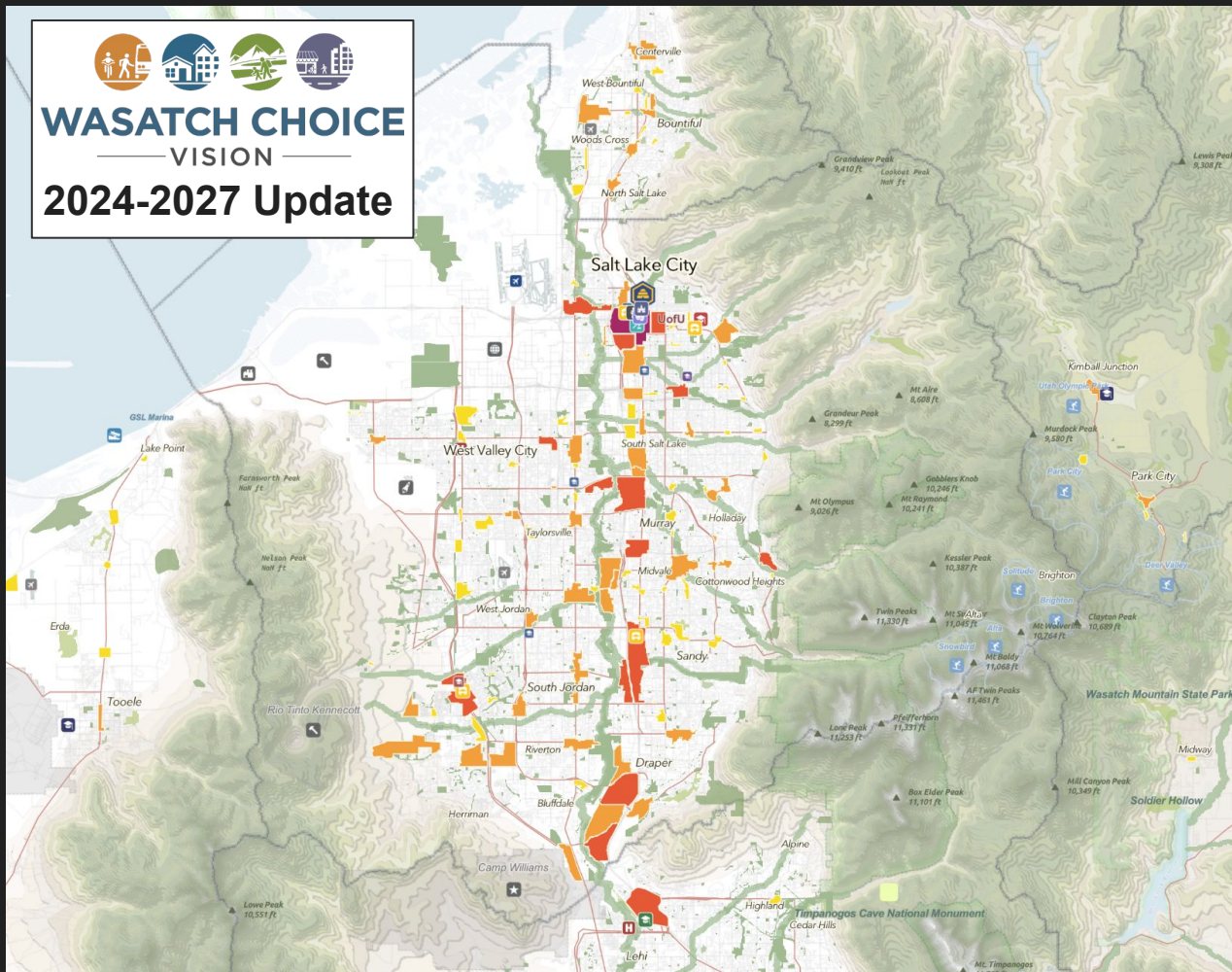
**Update your
Wasatch Choice
centers and land uses**



**Explore
transportation
aspirations**



WASATCH CHOICE VISION 2024-2027 Update



City and Town Centers



Development Intensity

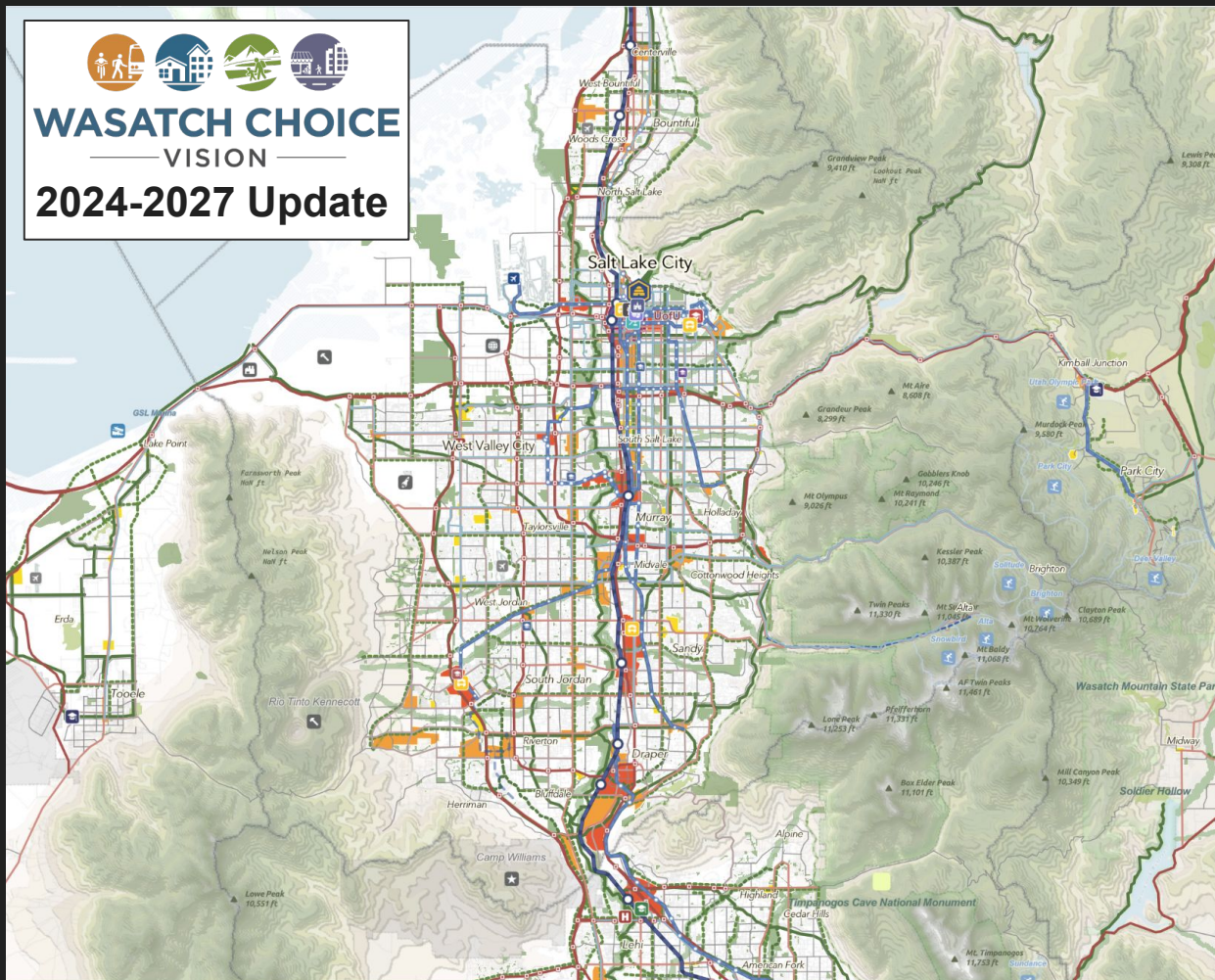
Center Type	FAR	DUA
Metropolitan	1.0 and up	40 and up
Urban	0.75 to 4.0	20 to 100
City	0.5 to 1.5	10 to 50
Neighborhood	0.35 to 1.0	6 to 25



Benefits. Residents within or near centers don't need to drive as far and can more easily choose to walk, bike, and ride transit. Overall this means less traffic congestion and reduced air emissions. Centers enable people to more easily reach destinations and interact with friends and family.



WASATCH CHOICE VISION 2024-2027 Update

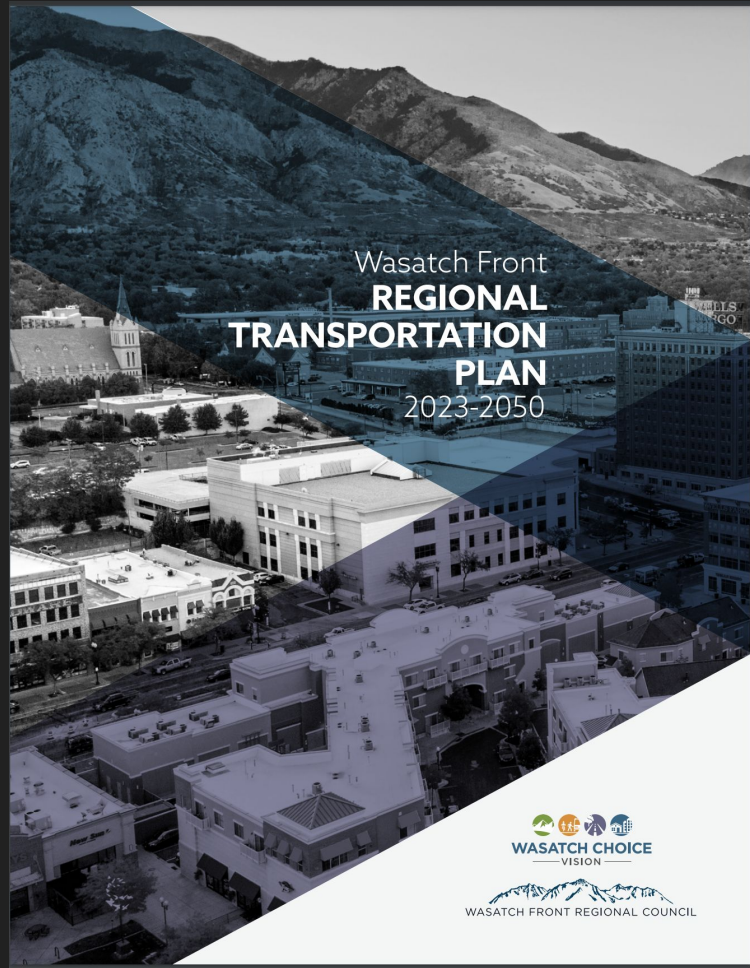


Centers Strategy Increase Transportation Choices

Transportation choices is a Wasatch Choice Vision key strategy for a thriving region and communities.

Transportation Choices include driving, public transportation, and active transportation.





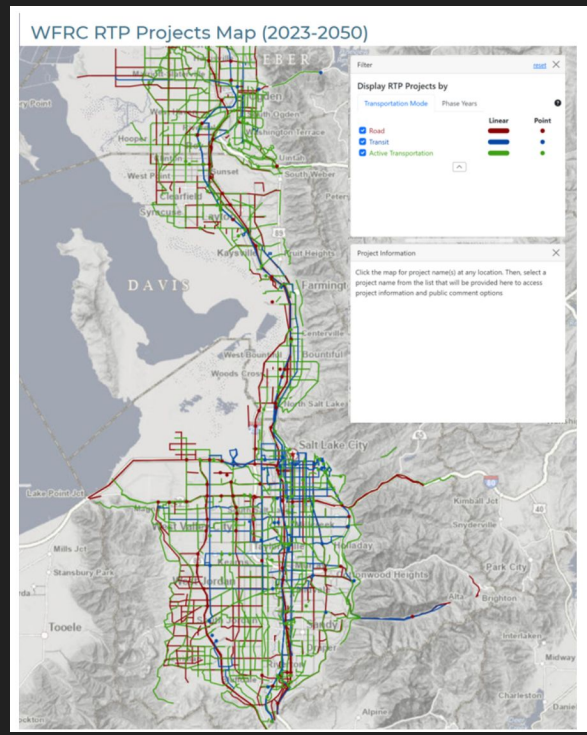
Centers Strategy

Increase Transportation Choices

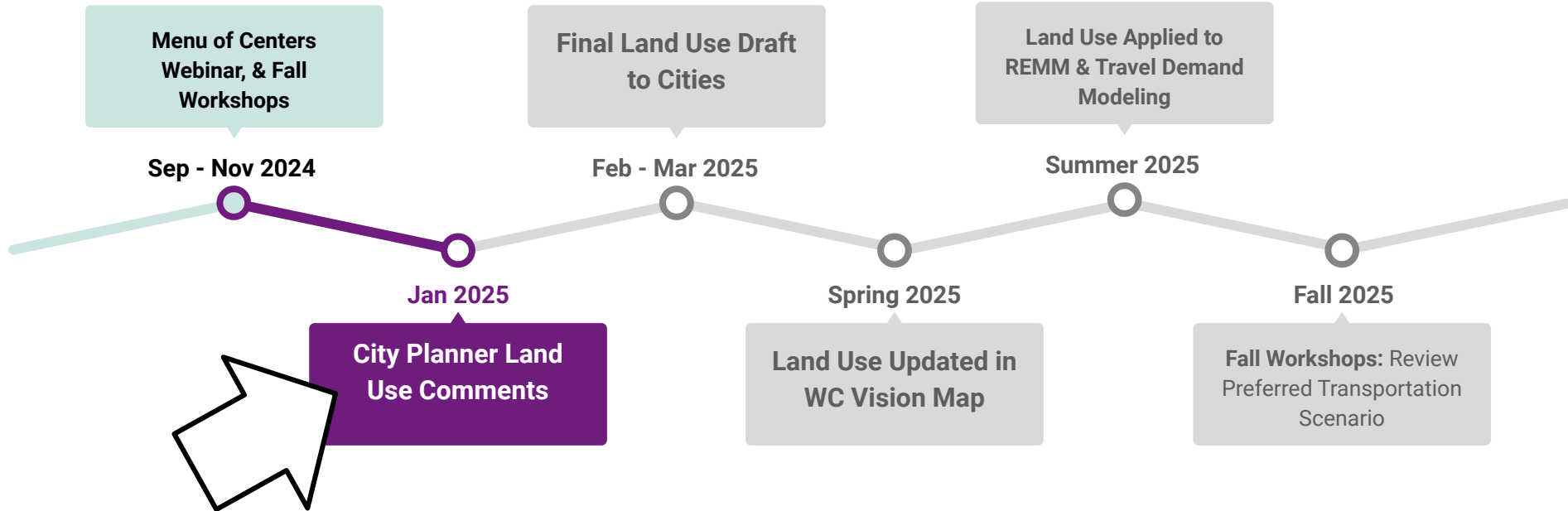
**2024-2027 Update
Process leads to**



**2027- 2055 RTP
Update**



Wasatch Choice Vision: 2025 Land Use Update



Wasatch Choice Land Uses



NEIGHBORHOOD CENTERS



CITY CENTERS



URBAN CENTERS



METROPOLITAN CENTERS



EMPLOYMENT DISTRICTS



INDUSTRIAL DISTRICTS



RESIDENTIAL AREAS



PARKS & PUBLIC SPACES

Land Use Stickers

Centers



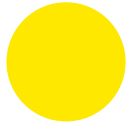
Metro Center



Urban Center

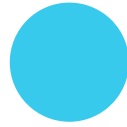


City Center



Neighborhood Center

Special Land-Uses



Educational District



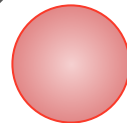
Employment District



Industrial District



Special District



Retail District
(Added use)



A Center is...

1

Walkable

2

Mix of uses

3

**More intense
than the
surrounding**

Neighborhood Center

1-3 Stories

Standard Bus



City Center

1 - 4 Stories

Enhanced Bus



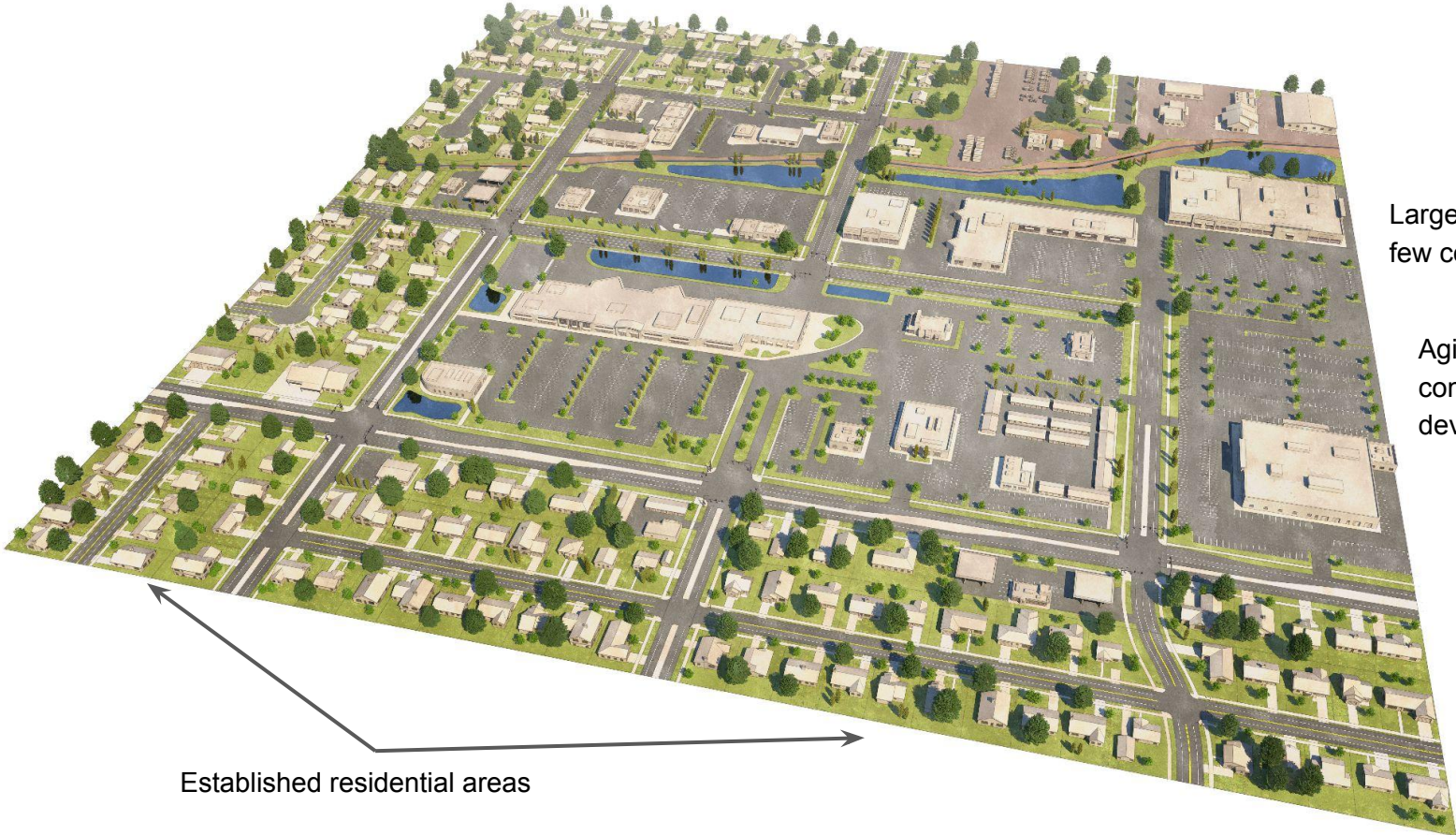
Urban Center

2-8 Stories

Bus Rapid Transit



Redevelopment Opportunity (Existing Context)



Large blocks,
few connections

Aging
commercial
development

Established residential areas

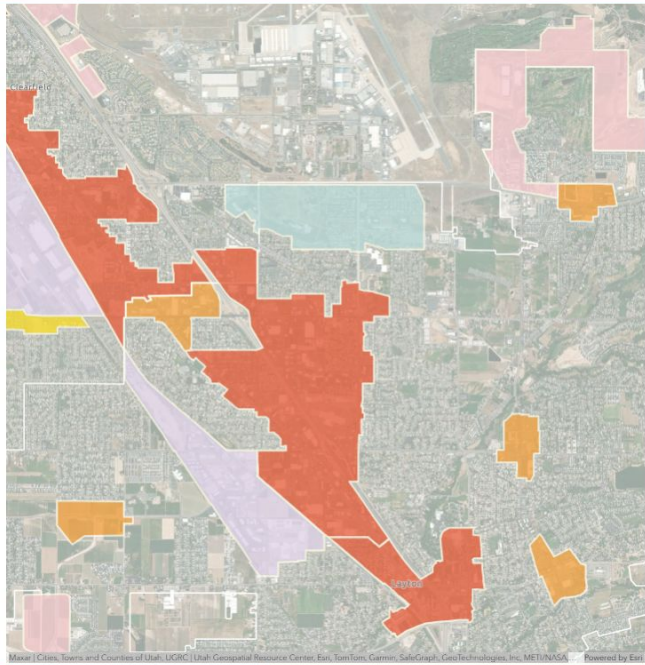
Modeled Redevelopment—Urban Center



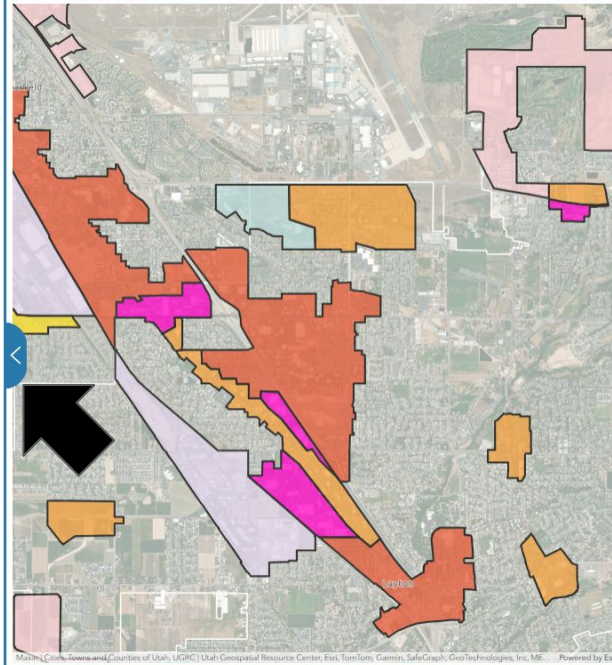
Wasatch Choice Vision: (DRAFT) Land Use Update Mapping App



WCV Centers 2025, External Review



Current Centers (2023)



Proposed Centers (2025)



Zoom

Use the filter below to zoom to your city of choice.

Select your city here:

City is:

Comment

Use the editor below to draw a polygon or place a point on the [Proposed Centers](#) map.

Editor

Settings Enable tooltips

Edit features

Select

Create features

Filter types

Comments (Points)

Comments (Points)

Comments (Polygons)

Comments (Polygons)

Legend

Questions

