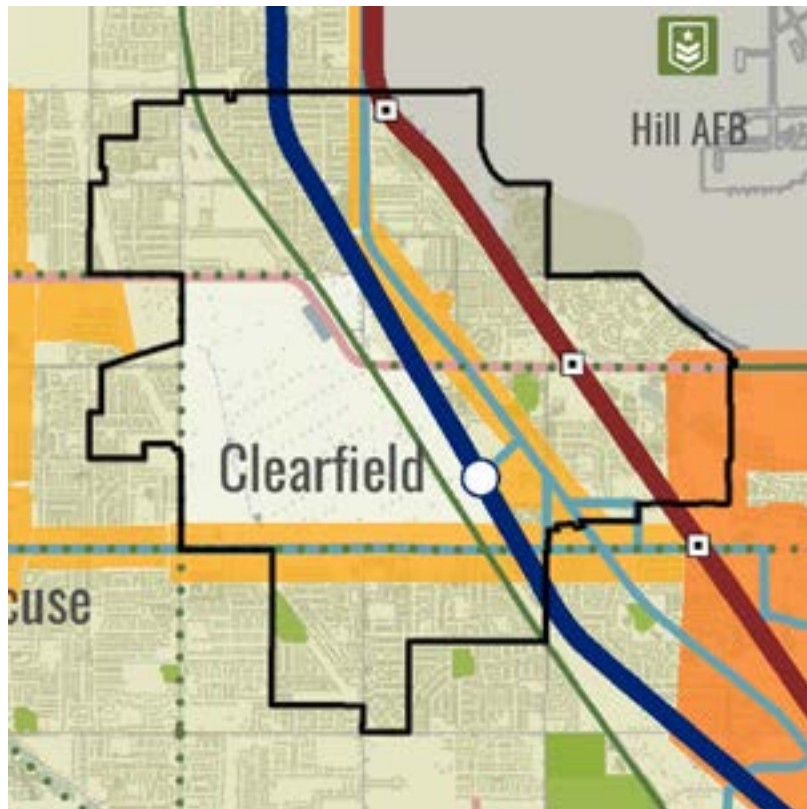


IMPLEMENTATION STORIES:

CLEARFIELD CITY

Clearfield City's community vision is to provide a strong, positive civic image and identity in a clean and attractive physical setting. Clearfield promotes itself as a regional center for manufacturing, governmental, and commercial facilities with excellent accessibility and a high-quality business environment. Clearfield encourages redevelopment to take full advantage of its strategic location with respect to major rail and highway amenities and proximity to air transportation.



WASATCH CHOICE VISION MAP

Orange = growth center
Blue = major transit corridor
Green = bike route or trail
Red = major road corridor

OVERVIEW OF LESSONS LEARNED

- **Implement Centers, Urban Amenities.** Clearfield City has focused on creating a stronger downtown by beautifying Mabey Pond, attracting new jobs and workforce housing in the downtown area, and growing industrial jobs that build on the opportunities of rail spurs and Frontrunner.
- **Provide a Variety of Housing Types.** Clearfield City has leveraged Community Block Development Grants and Low Income Housing Tax Credits to provide affordable and sustainable housing options.
- **Maximize Transit Oriented Development.** A plan including more than 800 units near Clearfield Station will be approved to best take advantage of access to transportation options.

DETAILS

1. Population and population change.

- a. Current population: 31,364
- b. 7.96% ten year population growth rate

2. Date of last comprehensive General Plan update and other plans.

- Major General Plan update in 2016
- Moderate Income Housing Plan in 2019



“Clearfield City has been innovating and rethinking development within their city. The city has collaborated with the Wasatch Front Regional Council to create plans and objectives that are well suited to the issues we are facing today.”

A rendering of the Low Income Housing Tax Credit development.

3. What is the best example of a center within your city that has an integrated housing, land use, and transportation element?

Clearfield Station is a commuter rail station that is served by UTA's Frontrunner. The station is within walking distance of the Clearfield City offices, and a junior high and high school. Clearfield City will soon approve a Master Development Plan and Agreement for the development of more than 800 multi-family residential units around the station. The planned development includes a transit oriented core or urban place type, and surrounding residential, civic, and flex business uses. Enhancing the connection between Clearfield Station and the remaining downtown area through walkable development will strengthen the vitality of this corridor. Improvements at Mabey Pond, just down the road, will draw residents and visitors to explore more of Clearfield after leaving the station.

4. What experiences have come from integrating your housing, transportation, and land use?

Clearfield City has been rethinking development within their city. The city has collaborated with the Wasatch Front Regional Council and utilized the Transportation and Land Use Connection Program to create plans and objectives that are well suited to the issues we are facing today. These plans and objectives were given credence and support with the adoption of Senate Bill 34 (SB 34) in 2019.

Prior to the adoption of SB34, Clearfield City had made major strides toward creating a place where people want to be. This undertaking was years in the making, but the fruit was realized when they adopted regulations to increase density in commercial centers and near major transit corridors. The city did this by first adopting a form-based code along State Street (SR126). Additionally, the city has approved the construction of 100 units of affordable housing funded by Low Income Housing Tax Credits (LIHTC). As the existing single-family housing stock ages, the city continues to allocate funding from its Community Block Development Grant (CBDG) program to help low to moderate income households to rehabilitate their homes as prices continue to climb.