

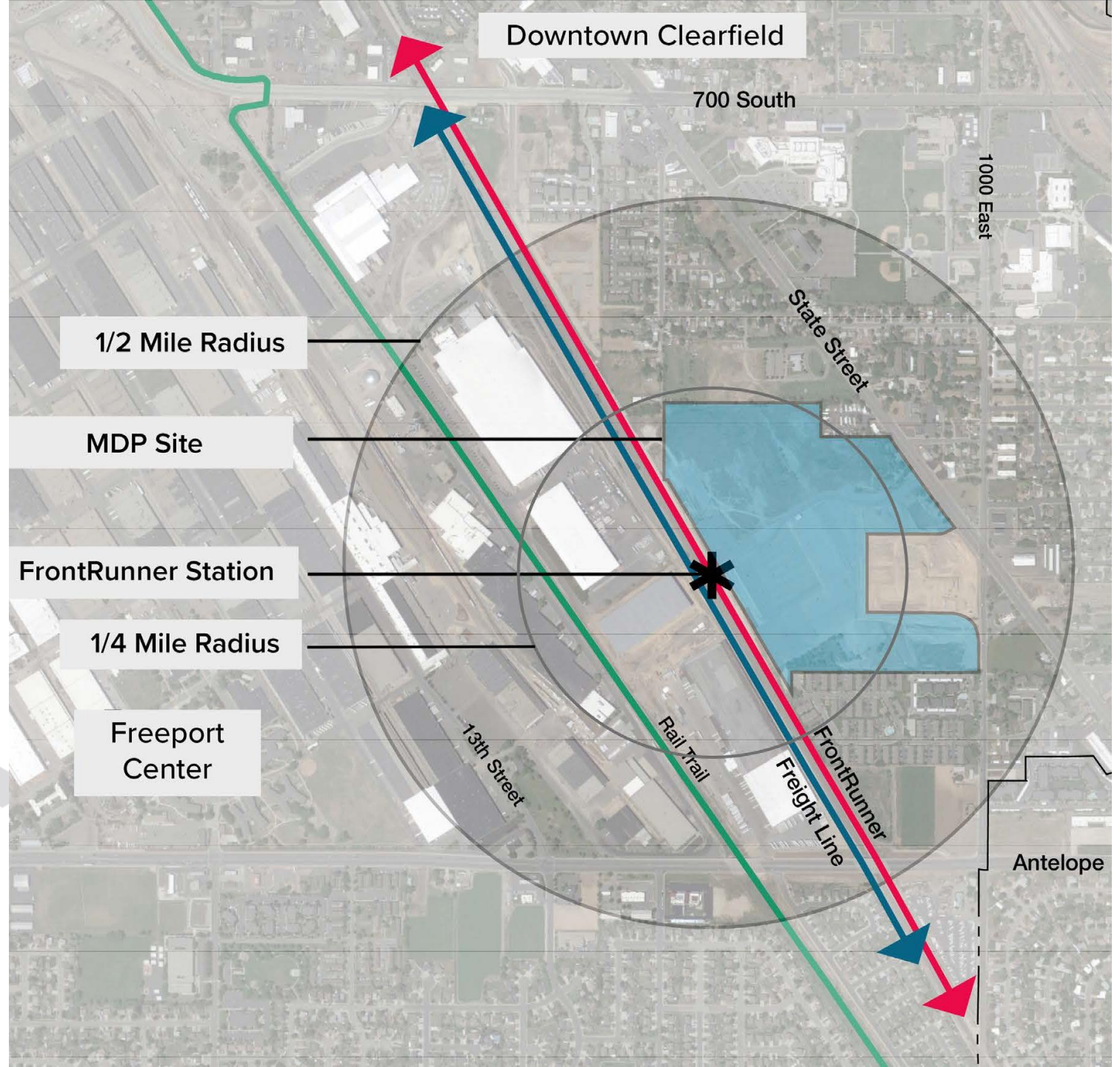
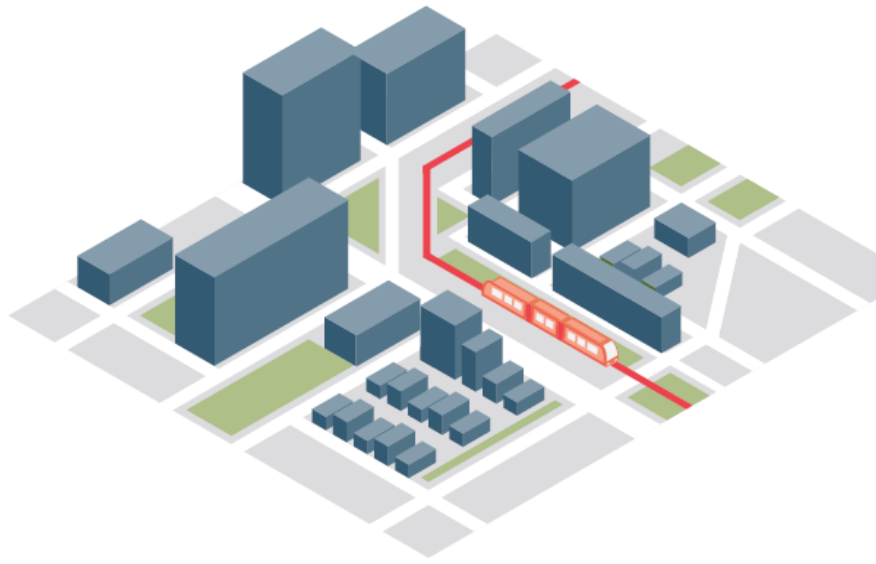
Clearfield Station Area Plan



Clearfield SAP

2024 SAP Update

- **HB462 Requirements**
- **Population Growth**
- **Development Pressures**
- **Economic Incentives**
- **Design Guidelines**



Clearfield SAP

Plan Vision & Goals

- Create new destinations and amenities
- Create a complete community
- Generate transit ridership
- Promote quality urban design

Plan Elements

- Establish neighborhood districts
- Define streets and blocks framework plan
- Create a diverse future land use map
- Design an illustrative master plan

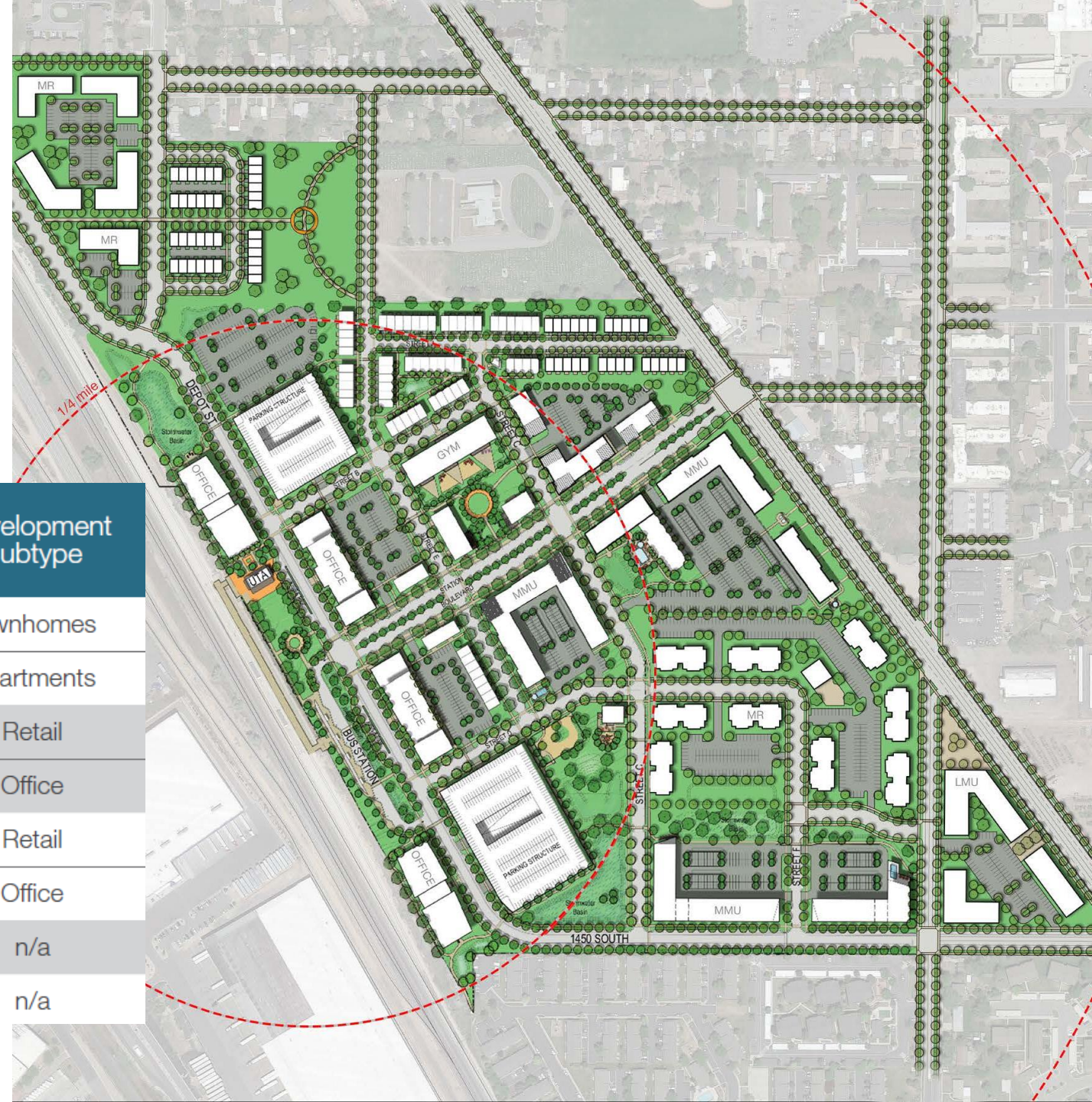


Clearfield SAP

UTA Property

- 56 Acres
- Station District Concept Plan
- Majority of proposed development

Land Use Category	Acres	Development Subtype
Medium-Density Residential	21.9	Townhomes
		Apartments
Low-Density Mixed-Use	4.3	Retail
		Office
Medium-Density Mixed-Use	11.6	Retail
		Office
Office	5.5	n/a
Retail	5.6	n/a



Questions & Comments