

## CLEARFIELD CONNECTED

# NOTES FROM ADVISORY COMMITTEE MEETING #1

4 MAY 2023

## CURRENT MDP

- Regarding the current office space shown in the MDP, there is still a demand for office space leasing – suites are getting smaller than in years past. The market analysis does not sway the current direction of development per the MDP.
- The biggest potential player in the local office market in Hill AFB/Falcon Hill. Their tenants may have a need for overflow.

## LAND USE ISSUES

- The TOD needs a strong sense of arrival from State Street.
- Continuity in land uses between TOD and the surrounding area is important.
- Redevelopment opportunities on State St – assemblage of property is key to redevelopment, creating opportunity to leverage value. State Street should be a “complementary extension” of the TOD.
- Largest opportunity areas for redevelopment may be the triangle block, tree farm, trailer park.
- Retail on State Street would likely be complementary to the TOD retail. “Destination” retail should be located within the TOD and “drive-by” retail along State Street.
- State Street environment may be too unpleasant to foot traffic for some retail to be successful.
- Areas bordering residential should be sensitive to existing development – “context-sensitive density”.
- RDA funds can’t be used for commercial development.
- Strategies are needed to recruit good businesses to the area.

## TRANSPORTATION ISSUES

- A multi-use trail on Antelope Drive is planned and will need partnership with Syracuse and Layton to be constructed. Layton shows a proposed route along Antelope Drive in their Active Transportation Plan.
- State Street is challenging to walk and bike along.
- A protected bike lane and sidewalk improvements are planned along State Street. However, there are obstacles with ROW acquisition and UDOT. The city is planning to start with a buffered bike lane with hopes for a protected lane in the long term.
- Regarding transit, if Freeport Center doesn’t yield enough traffic, creating connections to Falcon Hill may be a better option. Existing bus ridership should be analyzed within the Freeport Center.