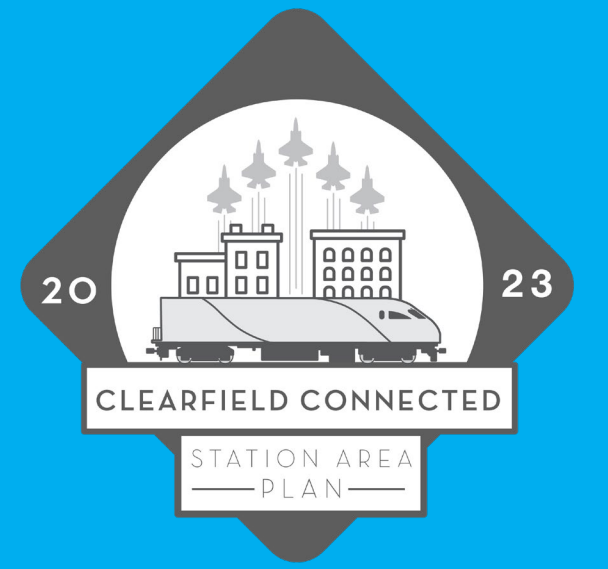




CLEARFIELD FRONTRUNNER STATION AREA PLAN



Clearfield Station is a place of connection, where people arrive and depart on their way to destinations near and far. A clear vision for the area has already been established through recent planning efforts, most notably the Clearfield Connected Station Area Plan (2019) and the Clearfield Station Master Development Plan (2020).

Recent changes to the Utah State Code require amending the station area plan to address a wider service area and to include options for affordable housing and other similar elements. This updated plan will revise the existing Station Area Plan to meet the new state code, while verifying the established vision for the Clearfield Station Area.

YOUR INPUT IS IMPORTANT!

For additional project information and engagement opportunities, visit the project website.

clearfieldconnected.org



PLANNING TIMELINE

2019

Clearfield Connected Station Area Plan

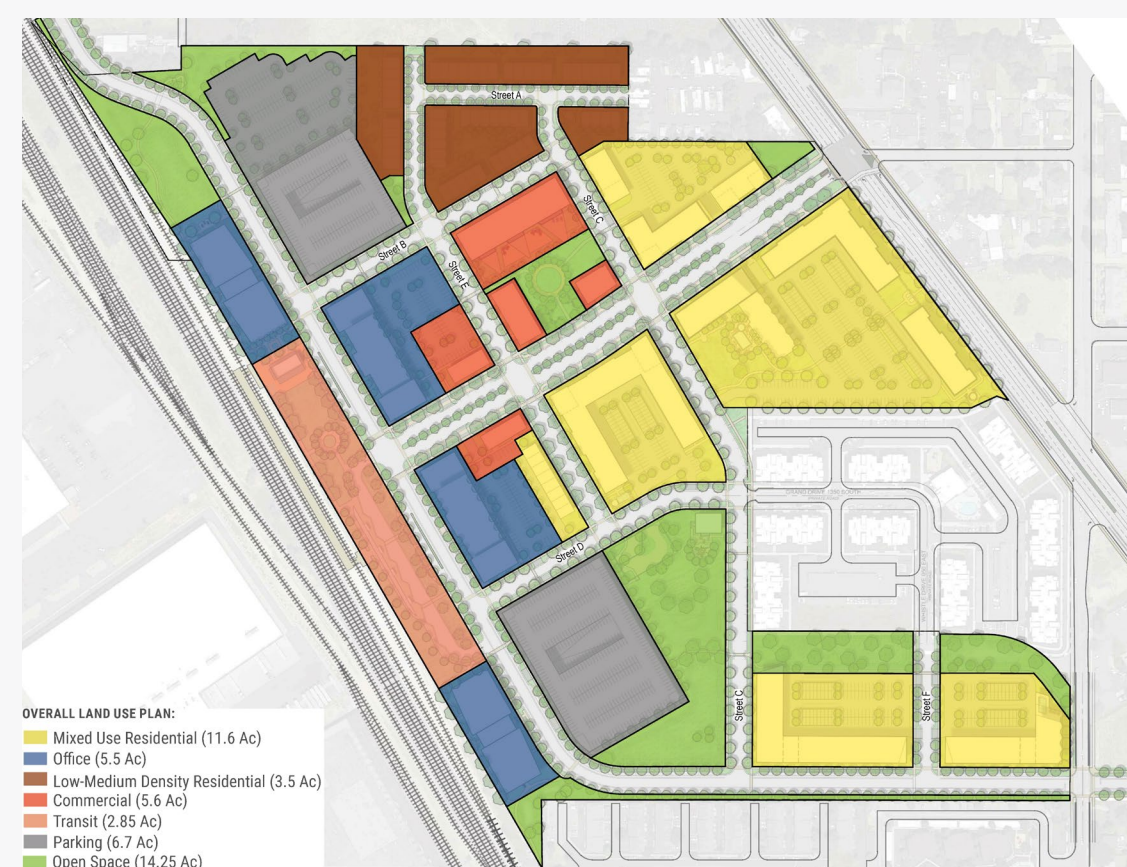
The Clearfield Connected Station Area Plan provides a detailed vision for the UTA-owned parcel adjacent to the Clearfield Frontrunner Station. It includes details that address land use, transportation, economics, architecture, parks and open space, and more.



2020

Clearfield Station Master Development Plan

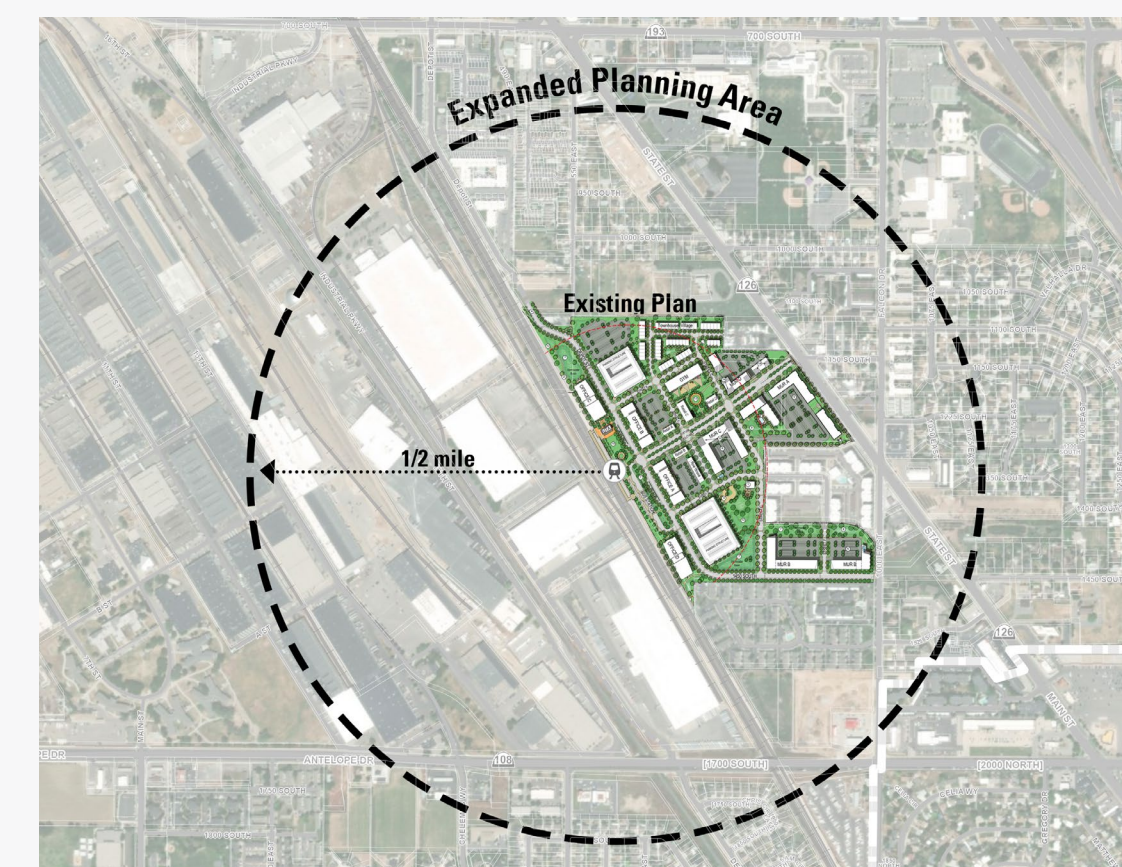
The Clearfield Station Master Development Plan builds off the 2019 Station Area Plan, providing additional layers of detail for the station site. The land use map below illustrates what is currently planned.



2022

Modified State Requirements for Station Area Plans

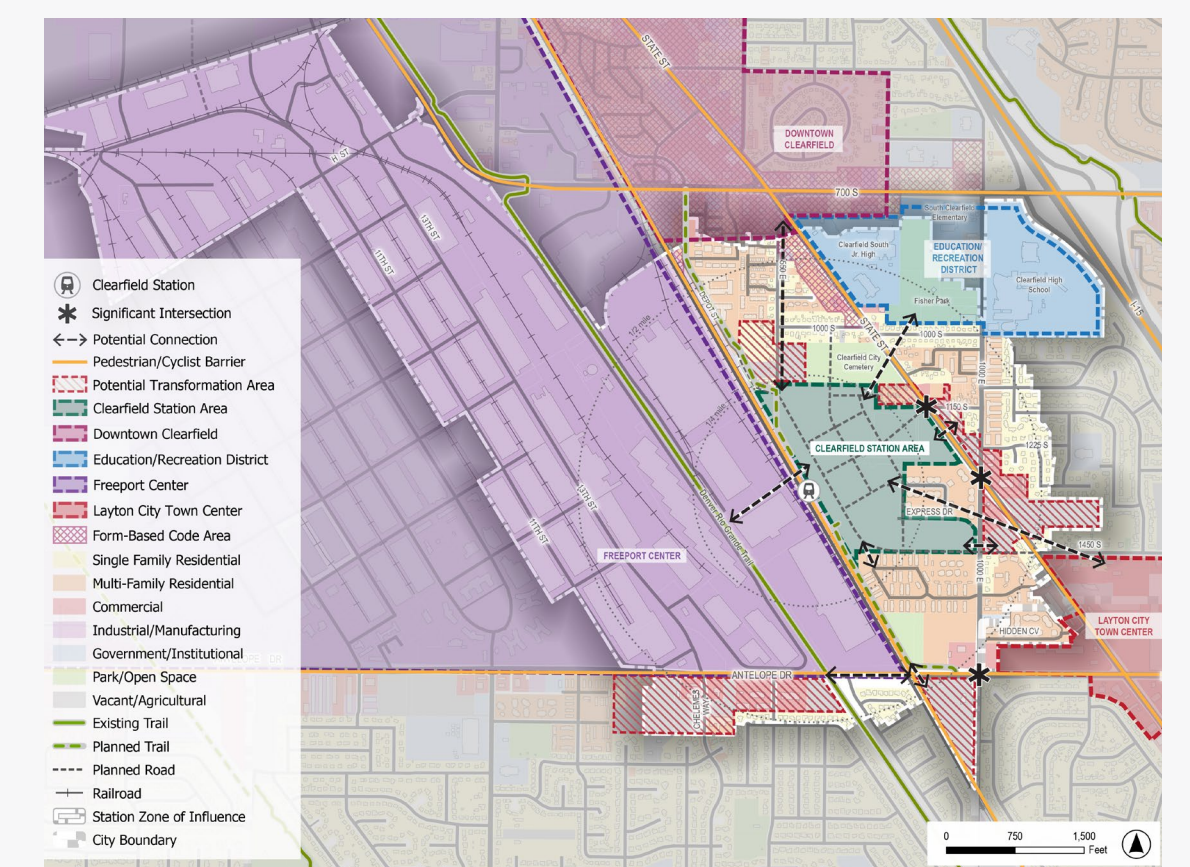
The Utah State Legislature passed a bill requiring cities to update their station area plans to address all parcels within 1/2 mile of the station. The plans must also include options for affordable housing and other similar elements.



2023

Updated Clearfield Connected Station Area Plan

This current effort is to update the 2019 Clearfield Connected Station Area Plan in order to conform with the 2022 Utah State legislation. The focus of the plan is to establish a vision for all areas within 1/2 mile of the station.



CLEARFIELD FRONTRUNNER STATION AREA PLAN

POTENTIAL LAND USE CATEGORIES

Single-Family Residential



Low Mixed-Use



Mixed Residential



Medium Mixed-Use



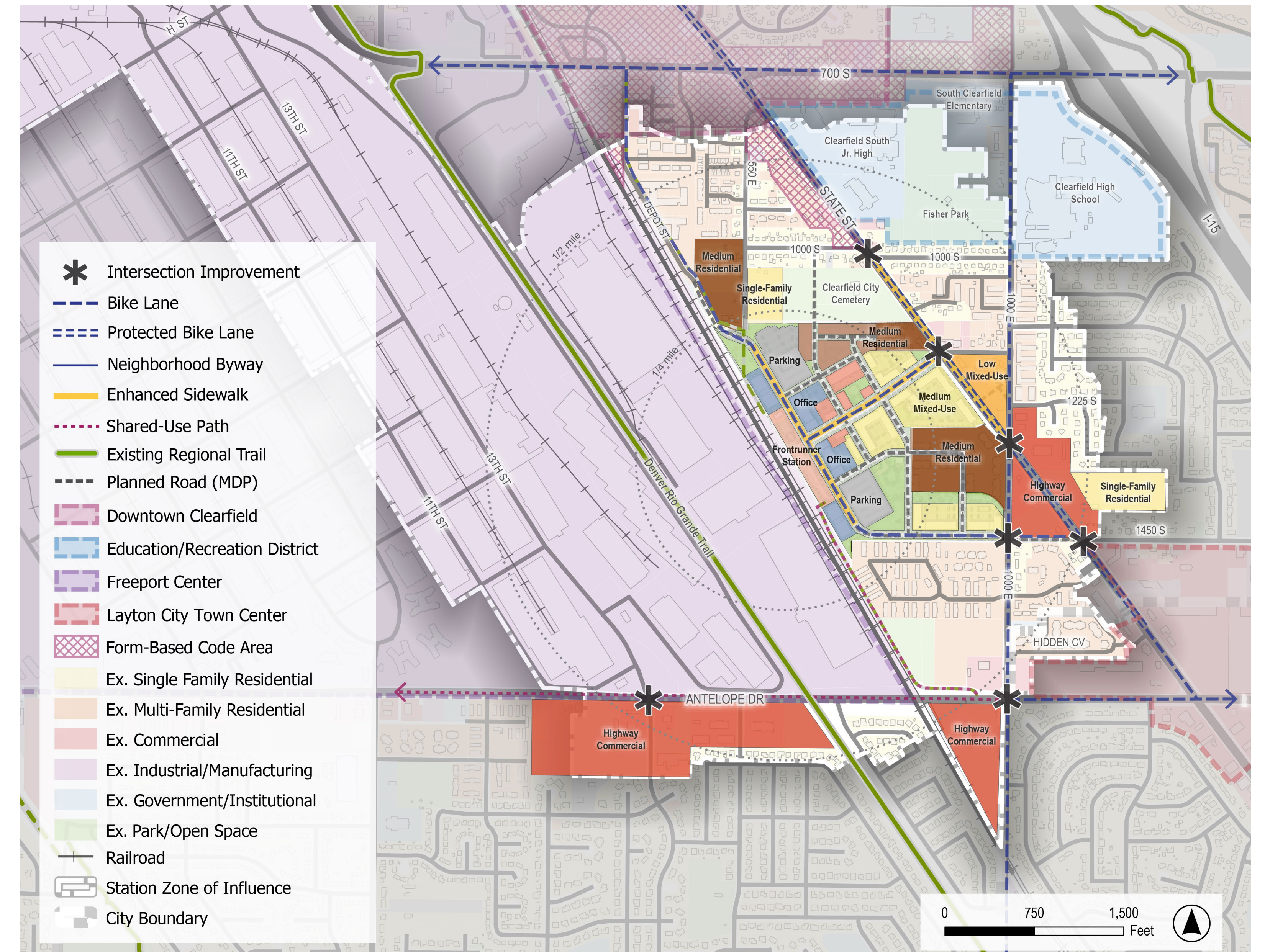
Medium Residential



Highway Commercial



CONCEPT 1: COMMERCIAL RETENTION



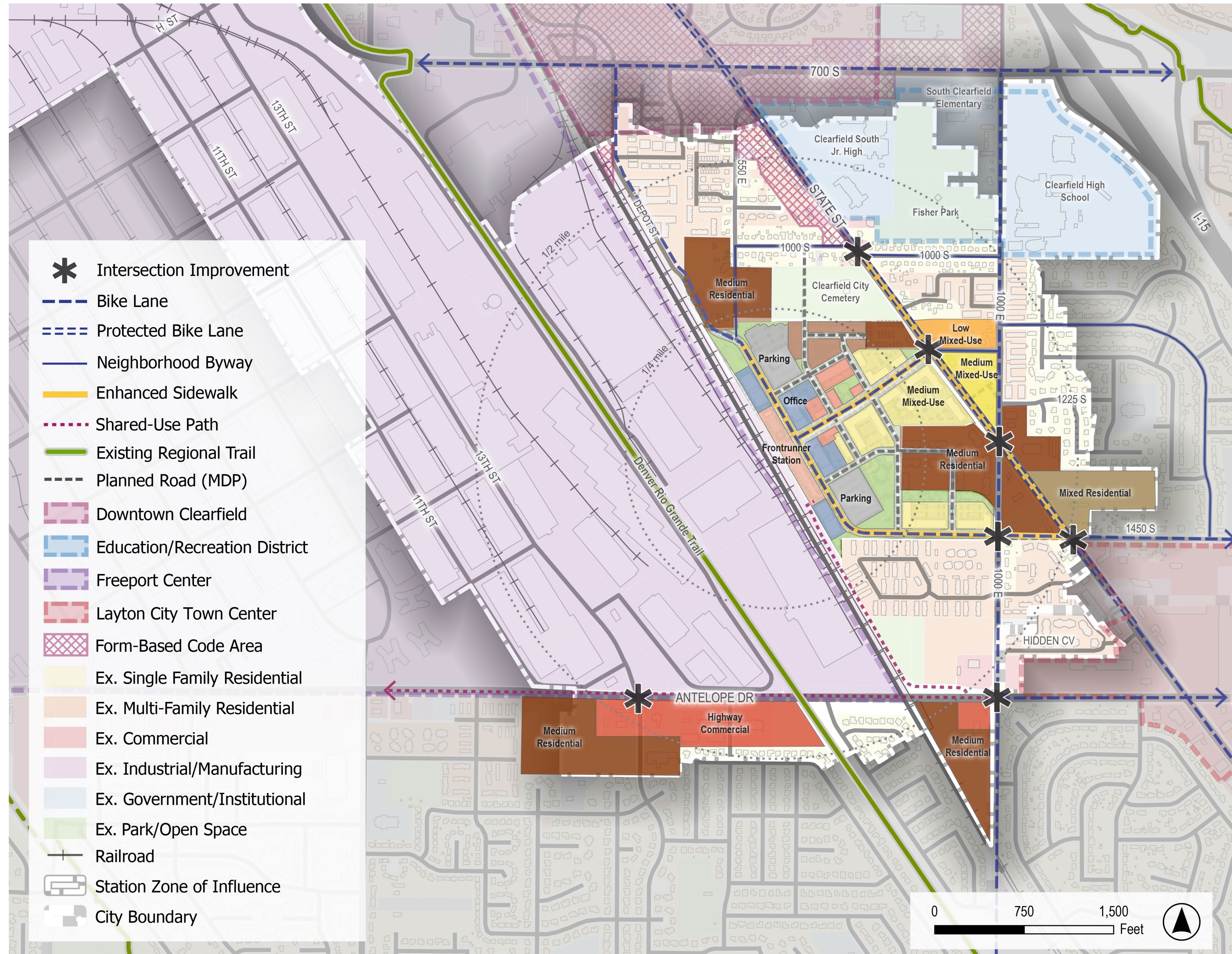
ARE HIGHWAY COMMERCIAL USES DESIRABLE NEAR THE FRONTRUNNER STATION?

Put a dot in the box.

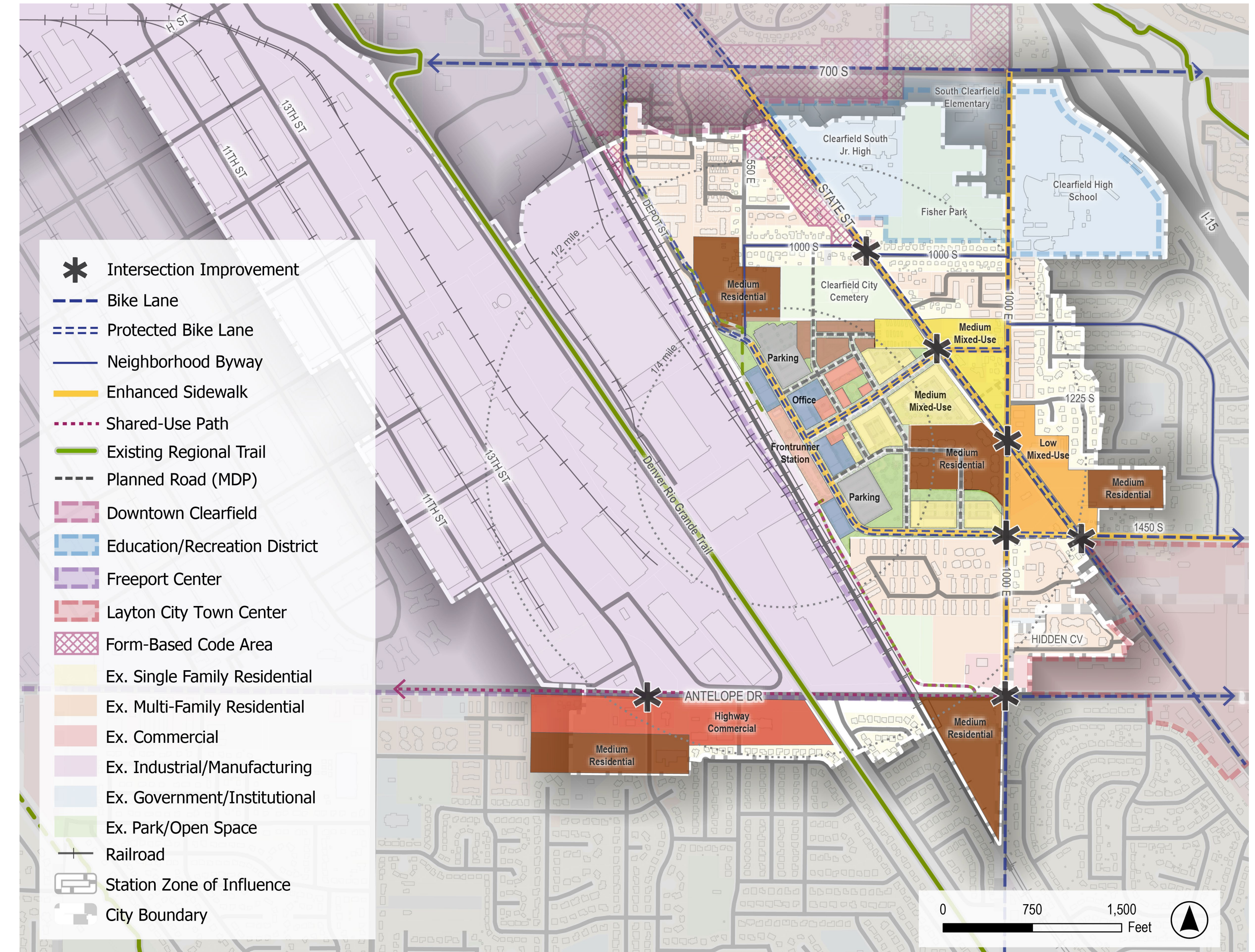
YES NO

CLEARFIELD FRONTRUNNER STATION AREA PLAN

CONCEPT 2: RESIDENTIAL FOCUS



CONCEPT 3: MIXED-USE DISTRICT



SHOULD AFFORDABLE HOUSING BE A PRIORITY IN THE STATION AREA?

Put a dot in the box.

YES NO

SHOULD THE STATION BE A PART OF A GREATER WALKABLE MIXED-USE DISTRICT?

Put a dot in the box.

YES NO

CLEARFIELD FRONTRUNNER STATION AREA PLAN

WHICH AMENITIES SHOULD BE INCLUDED IN/AROUND THE STATION AREA?

Place a sticker next to the types you see as most important.

OFFICE



RETAIL



RESTAURANTS



GROCERY STORE



HOTELS



ENTERTAINMENT



HWY. COMMERCIAL



AFFORDABLE HOUSE



MARKET-RATE HOUSING



GYM/RECREATION



TRAILS & PATHS



GATHERING PLACES



CIVIC & CULTURAL







PARKS & PLAZAS



CLEARFIELD FRONTRUNNER STATION AREA PLAN

1. HOW WOULD YOU LIKE TO TRAVEL TO THE STATION AREA IN THE FUTURE?

Place a sticker next to all that apply.

<p>DRIVE</p> 	<p>WALK</p> 	<p>BIKE OR OTHER USER-POWERED MODE</p> 	<p>PUBLIC TRANSIT</p> 
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WHAT FACTORS PREVENT YOU FROM USING THE CLEARFIELD FRONTRUNNER STATION?

Place a sticker next to all that apply.

<p>TOO DIFFICULT OR DANGEROUS TO TRAVEL TO THE STATION AREA</p>	<p>THE STATION AREA DOESN'T HAVE AMENITIES/SERVICES I AM INTERESTED IN</p>
<p>I'M NOT INTERESTED IN RIDING TRANSIT</p>	<p>OTHER</p>

DO YOU HAVE ANY OTHER COMMENTS?

Write your ideas below.