



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, September 20, 2023**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

REGULAR SESSION – 7:00 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **CUP 2023-0802**, a conditional use permit request by Luke Isaac with Ensign Services to operate a Group Home for Persons with a Disability at the subject location. **Location:** 659 West 450 North (TIN: 14-223-0132). **Parcel Area:** 0.24 Acres **Zone:** R-1-8 (Residential). **Staff:** Tyson Stoddard, Planner (**Administrative Action**).

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
3. Commissioner's Minute

****PLANNING COMMISSION MEETING ADJOURNED****

Dated this 15th day of September 2023.
/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org & 801-525-2718.



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner I
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, September 20th, 2023

SUBJECT: Discussion and Possible Action on **CUP 2023-0802**, a conditional use permit request by Luke Isaac with Ensign Services to operate a Group Home for Persons with a Disability at the subject location. **Location:** 659 West 450 North (TIN: 14-223-0132). **Parcel Area:** 0.24 Acres **Zone:** R-1-8 (Residential). **(Administrative Action).**

RECOMMENDATION

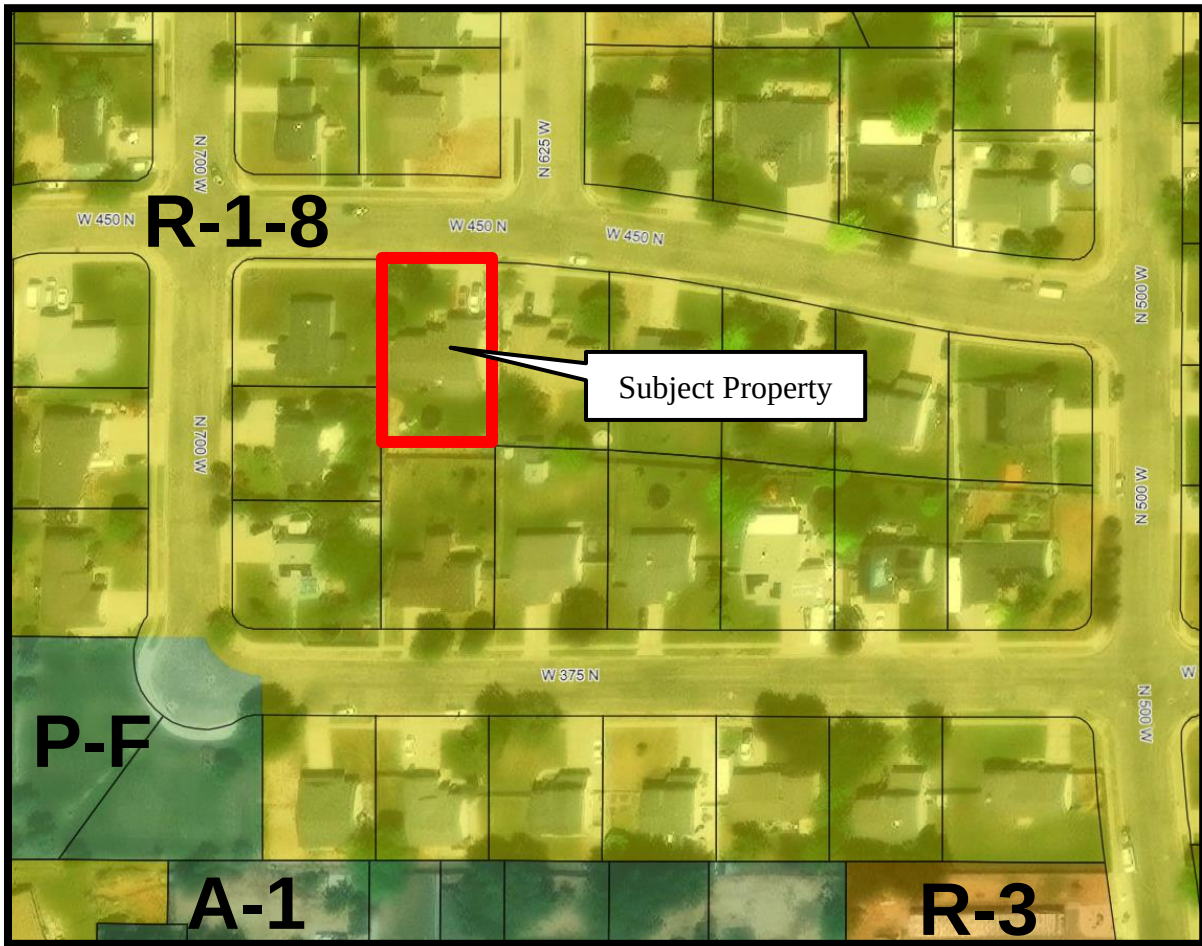
Staff recommends that the Planning Commission **approve as conditioned, CUP 2023-0802**, a conditional use permit request by Luke Isaac with Ensign Services to operate a Group Home for Persons with a Disability at the property addressed 659 West 450 North (TIN: 14-223-0132). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Ensign Services Group Home
Site Location	659 West 450 North
Parcel ID	14-223-0132
Applicant	Luke Isaac with Ensign Services
Property Owner	Bridger Health Holdings LLC
Proposed Actions	Conditional Use Permit
Current Zoning	R-1-8 (Residential)
Parcel Area	0.24 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Single-Family Residence	R-1-8 (Residential)	Residential
East	Single-Family Residence	R-1-8 (Residential)	Residential
South	Single-Family Residence	R-1-8 (Residential)	Residential
West	Single-Family Residence	R-1-8 (Residential)	Residential

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Luke Isaac with Ensign Services is seeking conditional use permit approval to operate a Group Home for Persons with a Disability at this location in compliance with Clearfield City Code Standards. The proposed home would allow individuals with an intellectual or developmental disability to live in the home under 24/7 supervision. The supervising staff would include between two (2) and four (4) employees on site at any given time. The applicant reports that they intend to have seven (7) residents at the location, which complies with Clearfield's Code standard that allows up to eight (8) to be cared for residents. A portion of the basement is currently unfinished, and the applicant has stated that they will be finishing the basement as part of this project.

CONDITIONAL USE PERMIT REVIEW

The zoning of the property is R-1-8 (Residential), in which Group Homes for Persons with a Disability is listed as a conditional use. Conditional uses are allowed upon compliance with the Clearfield City Code and by obtaining conditional use permit approval from the Planning Commission.

Group Home Facilities

Section 11-13-21 of Clearfield City Code gives standards for group home facilities in the city. Among the standards is a requirement that a group home facility shall not be located within three-fourths (3/4) mile of another existing group home facility. Staff has reviewed business license and conditional use permit records and finds that the proposed location complies with code.

Site Landscaping

There are no proposed changes to the existing landscaping.

Site Parking

The home has a two-car garage, a driveway, and a gravel parking area to the east of the driveway. The applicant has indicated that there is sufficient off-street parking to meet their needs. With individuals that don't have automobiles, the parking would primarily be for the onsite staff. Clearfield staff determine that there is sufficient parking for the group home and that no additional off-street parking is required.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	The proposed use provides a necessary service to care for those with intellectual disabilities and will contribute to the general well-being of the community.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11,</i>	The proposed conditions are based upon ordinance standards.

	<i>Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	
--	---	--

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review amongst planning and building staff, as well as the North Davis Fire District. Building staff commented that the building code would allow for the use insomuch as fire and life safety systems are provided, as specified by the State of Utah and the International Building Code (IBC).

PUBLIC COMMENT

Public notice was placed on the property on September 11th, 2023. Staff received a phone call from a nearby resident that was interested in knowing what the Public Notice was for. After learning about the application for a Group Home, the caller stated that he thought a Group Home was fine at that location.

CONDITIONS OF APPROVAL

The following conditions of approval are part of the conditional use permit approval of this group home. None of the conditions shall be interpreted to limit any reasonable accommodation necessary to allow occupancy of a residential facility for persons with a disability.

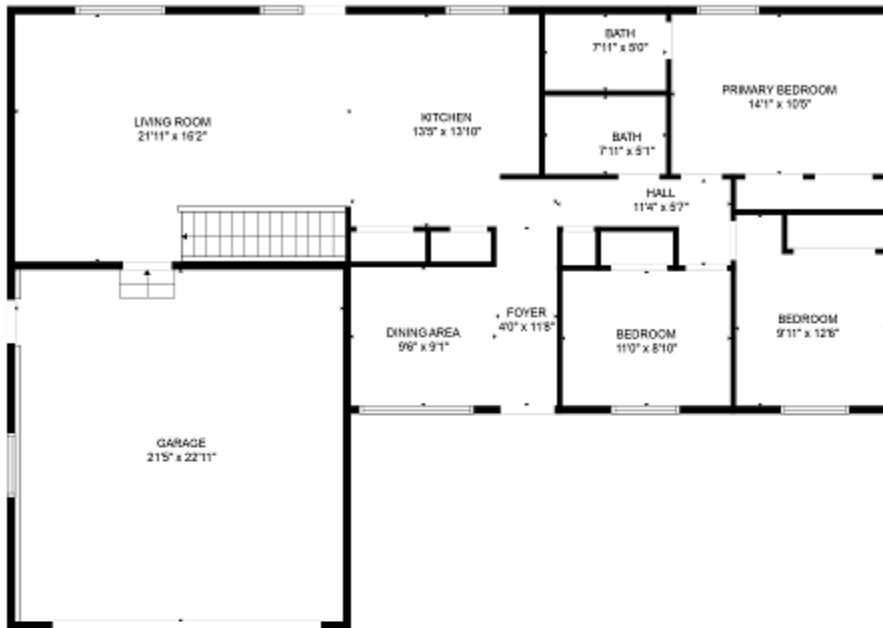
- 1) The applicant shall obtain a Clearfield City business license prior to the commencement of business operations at this location.
- 2) The applicant shall obtain all necessary building permits for interior remodeling.
- 3) The facility shall conform to all applicable health, safety, and building codes applicable to similar dwellings.
- 4) The facility shall not undergo structural or landscaping alterations that would change the structure's residential character.
- 5) The site landscaping shall receive ongoing maintenance and shall include the elimination of weeds and the repair of damaged fences.

ATTACHMENTS

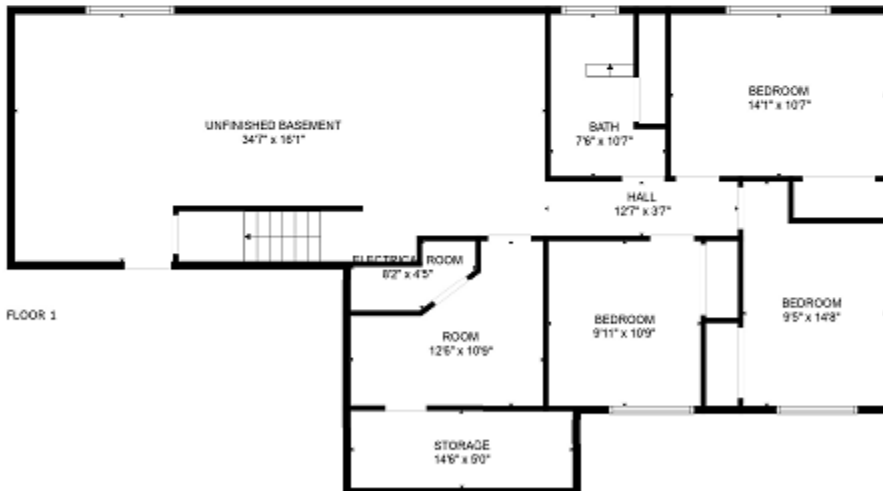
1. Site Image
2. Floor Plans



659 W 450 N Clearfield, UT – Floor Plans

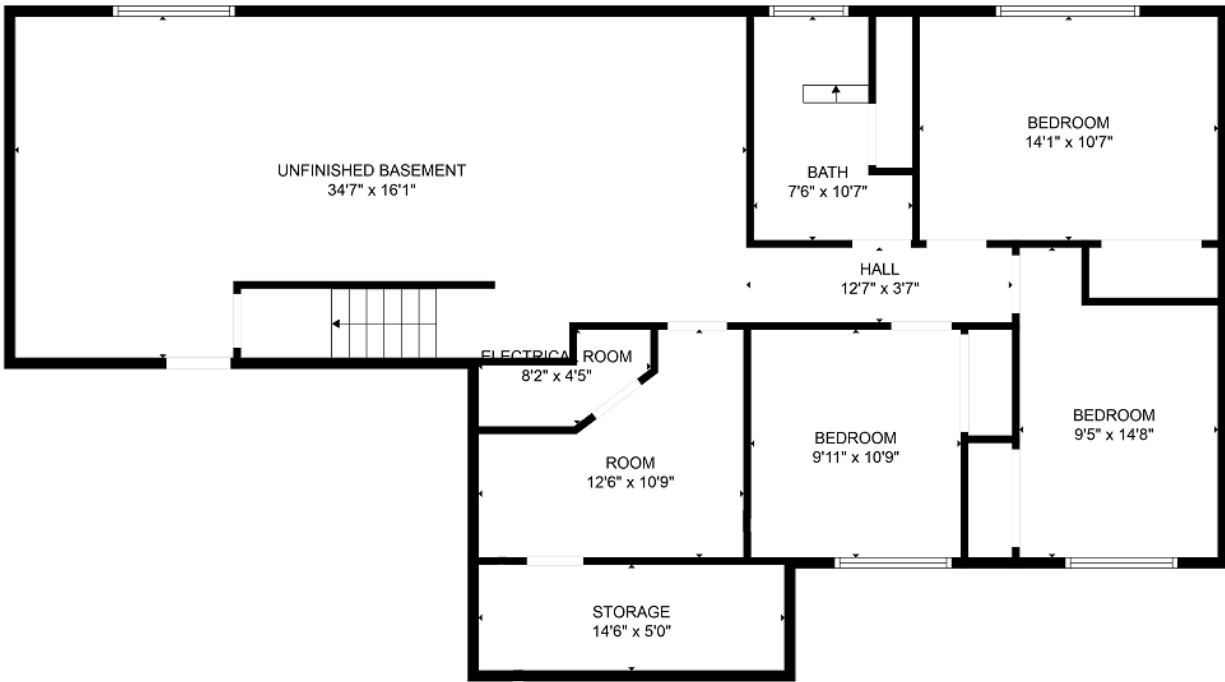


FLOOR 2

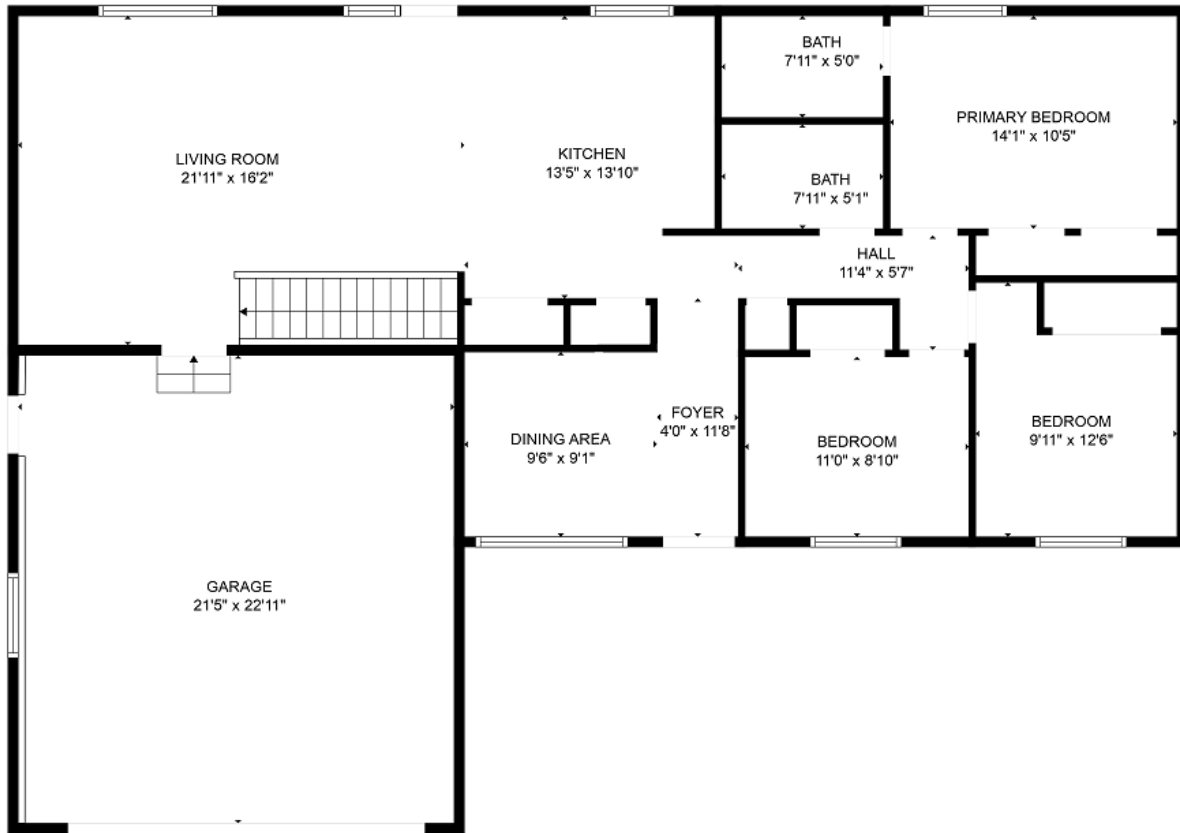


FLOOR 1

GROSS INTERNAL AREA
 Below Ground: 534 sq. ft, FLOOR 2: 1207 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 26 sq. ft, ROOM: 103 sq. ft, STORAGE: 72 sq. ft,
 UNFINISHED BASEMENT: 539 sq. ft, GARAGE: 491 sq. ft
 TOTAL: 1741 sq. ft



GROSS INTERNAL AREA
 Below Ground: 534 sq. ft, FLOOR 2: 1207 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 26 sq. ft, ROOM: 103 sq. ft, STORAGE: 72 sq. ft,
 UNFINISHED BASEMENT: 539 sq. ft, GARAGE: 491 sq. ft
 TOTAL: 1741 sq. ft



GROSS INTERNAL AREA
 Below Ground: 534 sq. ft, FLOOR 2: 1207 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 26 sq. ft, ROOM: 103 sq. ft, STORAGE: 72 sq. ft,
 UNFINISHED BASEMENT: 539 sq. ft, GARAGE: 491 sq. ft
 TOTAL: 1741 sq. ft