



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 14, 2025 - WORK MEETING

Meetings of the City Council 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 by the City Council for electronic meetings.

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK MEETING

Discussion of the Consideration of the Abatement of Three Non-Compliant Properties

Discussion on Land Use Regulations for Uses Such as Homeless Shelters and Permanent Supportive Housing

Department Updates

(Any item not fully addressed prior to the Policy Meeting will be addressed in a Work Meeting immediately following the Policy Meeting)

****ADJOURN THE CITY COUNCIL WORK MEETING****

Posted October 9, 2025.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

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 Nancy R. Dean at Clearfield City, nancy.dean@clearfieldcity.org & 801-525-2714

TO: Mayor Shepherd and City Council Members

FROM: Stacy Millgate, Community Development Director

MEETING DATE: October 14, 2025

SUBJECT: Abatement Code Update for Three Separate Properties

RECOMMENDED ACTION

Open discussion for questions or feedback regarding the properties under consideration for abatement.

DESCRIPTION / BACKGROUND

Three properties in the City have received multiple Requests for Compliance (RFCs) over several years but remain non-compliant. These properties continue to exhibit multiple violations, and due to the ongoing non-compliance and the presence of multiple defaults and liens, we will proceed with abatement of these properties.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy

FISCAL IMPACT

Abatement costs will be billed to the property owners, with unpaid amounts potentially resulting in a tax lien.

SCHEDULE / TIME CONSTRAINTS

RFCs have been issued to the property owners with specified compliance dates. We plan to proceed with abatement for properties that have exceeded these dates as soon as possible.

TO: Mayor Shepherd and City Council Members

FROM: Tyson Stoddard, Planner

MEETING DATE: October 14, 2025

SUBJECT: Discussion on land use regulations for uses such as Homeless Shelters and Permanent Supportive Housing

RECOMMENDED ACTION

Staff is seeking direction from the City Council regarding the possible regulation of land use related to people experiencing homelessness through (1) a Conditional Use or (2) an Overlay zone.

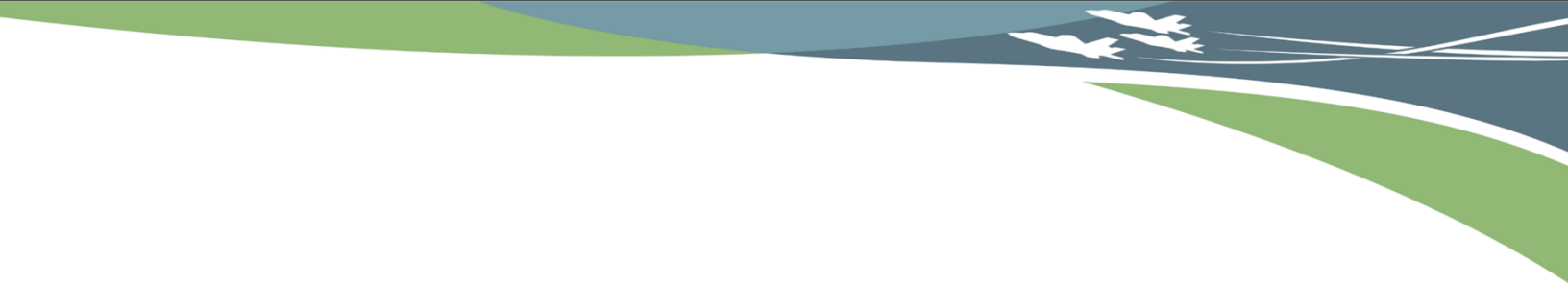
DESCRIPTION / BACKGROUND

The State of Utah requires that Davis County establish a permanent, year-round homeless facility in the County. To date, this requirement of the County has not been met. Recently, the City had reason to believe that the County was considering constructing, operating, or purchasing additional property within the Downtown Clearfield Form Based Code (FBC) for the purpose of housing a Homeless Shelter or Permanent Supportive Housing. As a result, the City found there was a compelling public interest in reviewing the FBC and the City's Land Use Ordinance to consider making amendments to our current land use regulations specific to uses such as Homeless Shelters and Permanent Supportive Housing. As such, on August 26, 2025, the city passed a temporary land use regulation to prohibit development in the Civic (CV) and Urban Mixed Residential (UR) zones for up to 180 days. The enactment of the temporary land use regulation allows the City time to work through well thought out and purposefully adopted zoning regulations.

After careful review of both local and national zoning and regulation trends that are intended to promote the health, safety, and welfare of the community and to best serve the interests of our residents, Staff has identified the following two options for consideration:

1. Conditional Use Permit: A conditional use permit is intended to allow for specific land use that, because of its unique characteristics or potential impact on the city, may be compatible only if certain conditions are required to mitigate detrimental impacts.

- Staff recommends considering allowing for a Homeless Shelter or Permanent Supportive Housing as a conditional use in a select zone with development standards that are specifically designed to reduce negative impacts.

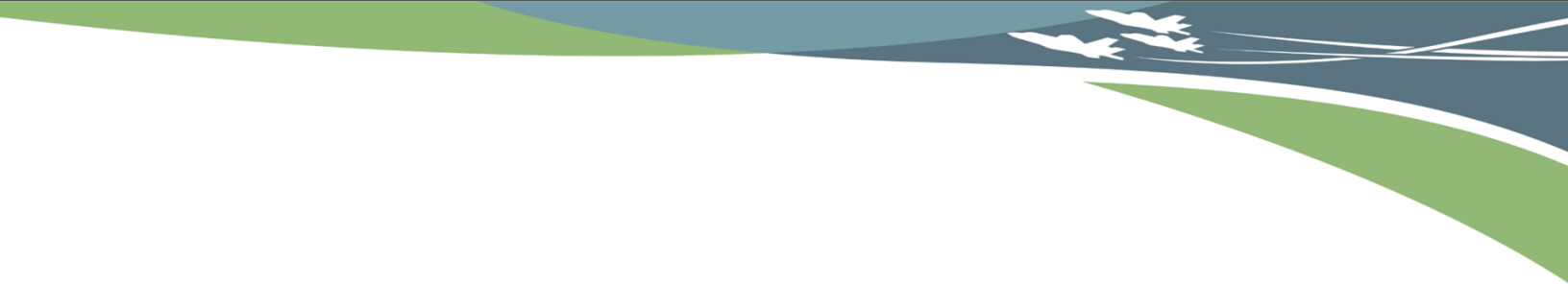
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- Reminder: The conditional use process is intended to limit the detrimental impacts of the specific use and any application for a Homeless Shelters or Permanent Supportive Housing facility would be approved only if those impacts can be reduced by reasonable conditions to achieve compliance with local ordinances. If reasonable conditions can be imposed to mitigate detrimental impacts of the conditional use, Utah Code states that the use must be approved.
 - Staff has preliminarily identified the C-1 zone as a potential zone for consideration.
 - The C-1 zone is primarily confined to a mostly developed 32-acre area near Antelope Drive and 1500 East. See Exhibit A.

2. Overlay Zone: An overlay zone may allow the city to be more prescriptive in the process of locating a Homeless Shelter or Permanent Supportive Housing.

- Staff recommends considering allowing for a Homeless Shelter or Permanent Supportive Housing within an overlay zone which could be applied to a property or a select number of properties within one or multiple zones within the city.
 - Staff anticipates that an overlay zone intended to allow for Homeless Shelters or Permanent Supportive Housing would include a number of development standards specifically designed to reduce or mitigate any negative impacts such development is anticipated to cause.
 - By establishing the overlay, Homeless Shelters or Permanent Supportive Housing would be required to go through the zoning map amendment process, which would include public hearings, a recommendation from the Planning Commission, and City Council approval. This could also give the city greater ability to consider a development agreement to further address any benefits or impacts of the development. For these reasons, this method would give the city greater ability to weigh in on the location, operation, and potential community impacts and benefits to people experiencing homelessness.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services



Thoughtfully contemplating land use regulations for Homeless Shelters and Permanent Supportive Housing will allow for discussion and the crafting of regulations in support of Clearfield's image and livability.

HEDGEHOG SCORE

Not considered

FISCAL IMPACT

TBD

ALTERNATIVES

1. Direct Staff to proceed with drafting regulations with Homeless Shelters and Permanent Supportive Housing listed as a conditional use in the C-1 zone.
2. Direct Staff to draft an overlay zone to allow for the development of Homeless Shelters and Permanent Supportive Housing.
3. Provide Staff with alternative direction.

SCHEDULE / TIME CONSTRAINTS

Staff desire to adopt new zoning regulations specific to Homeless Shelter or Permanent Supportive Housing facilities prior to January 2026. The temporary land use regulation enacted on August 26, 2025, will expire on February 22, 2026.

LIST OF ATTACHMENTS

- Exhibit A, C-1 Zone

EXHIBIT A
C-1 Zone

