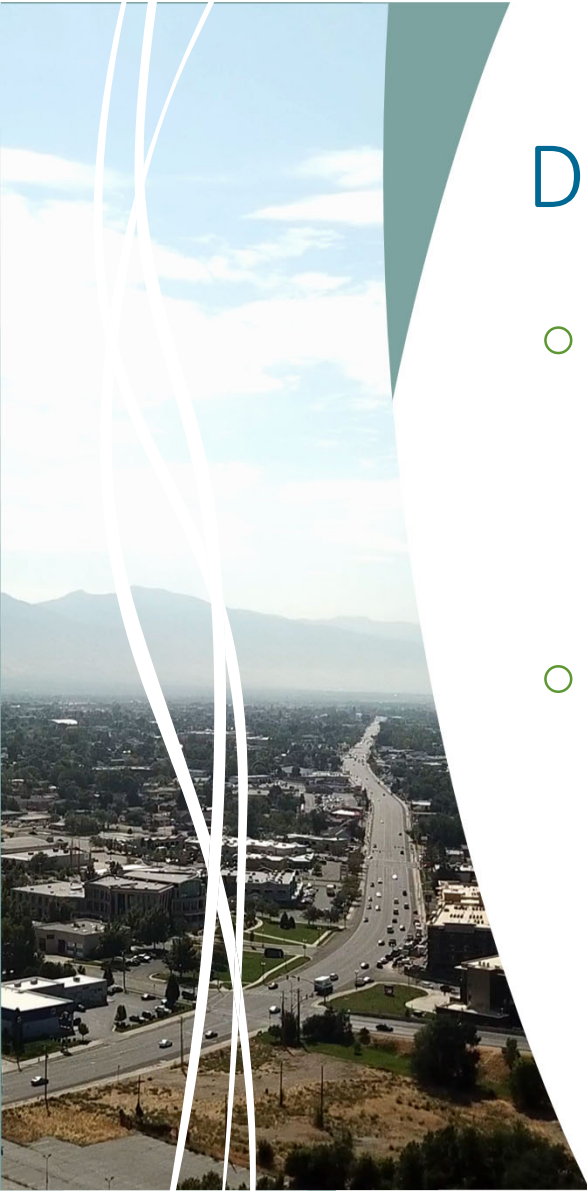




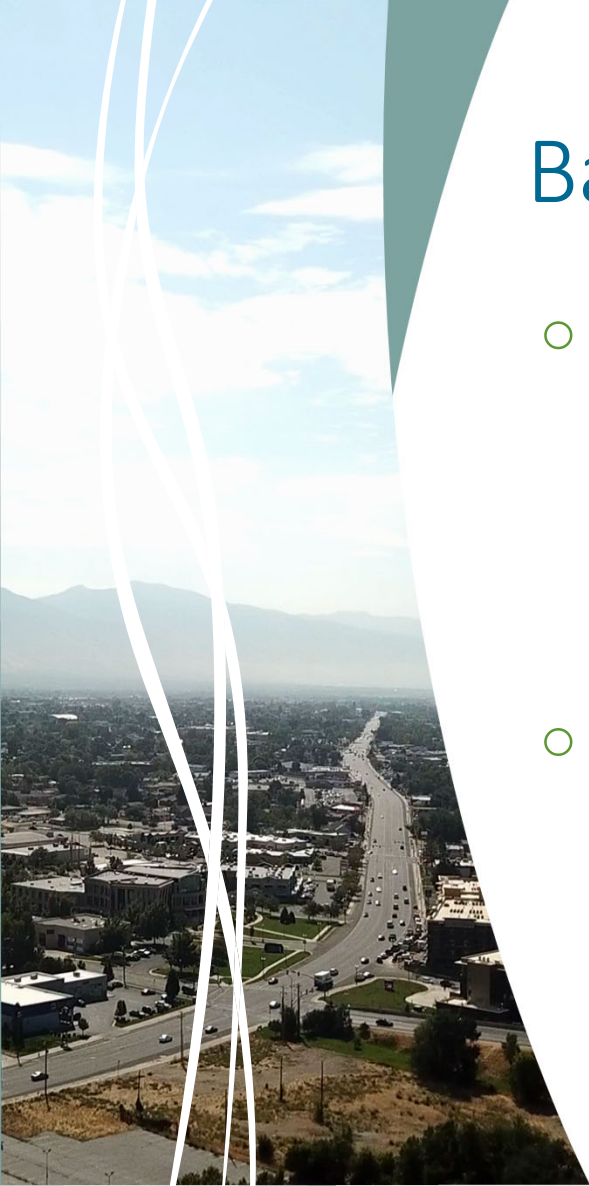
HOMELESS SHELTERS & PERMANENT SUPPORTIVE HOUSING

Land Use Regulations



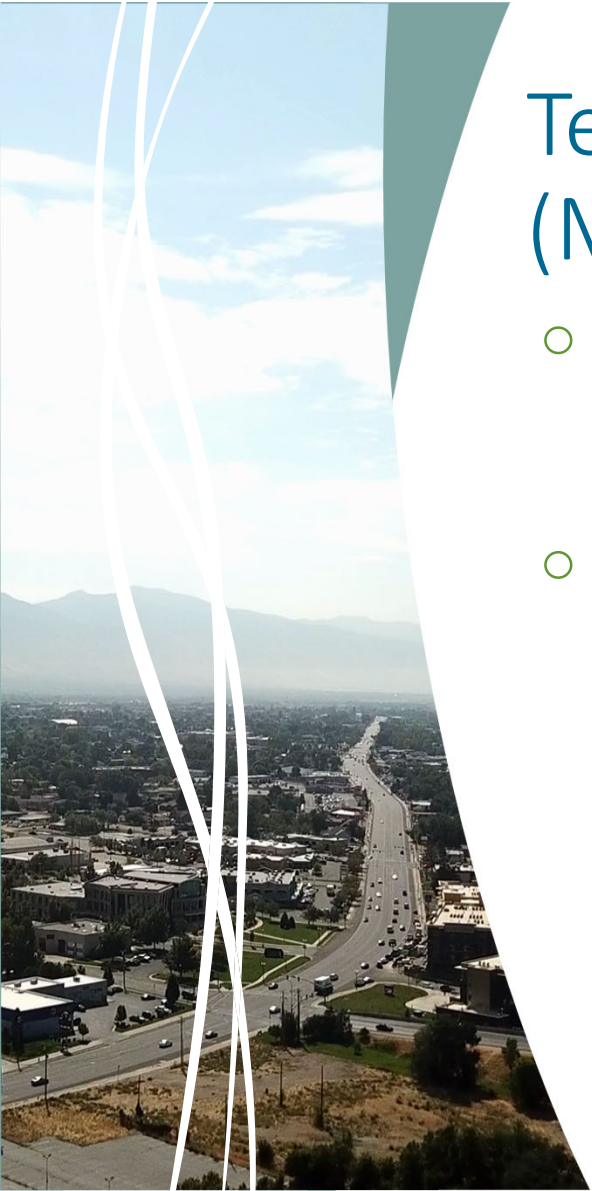
Definitions

- *Permanent Supportive Housing (PSH)*
 - *Combines long-term, affordable housing with voluntary support services to help individuals with disabilities who have experienced chronic homelessness achieve stability.*
- *Homeless Shelter*
 - *A facility that provides temporary shelter to individuals experiencing homelessness.*



Background

- *State of Utah requirements for Davis County*
 - *Winter Response Plan for people experiencing homelessness (Code Blue)*
 - *A permanent year-round homeless facility in the County (Homeless Shelter or PSH?)*
- *Finding a location*
 - *County actively looking*
 - *Challenges due to local opposition*



Temporary Land Use Regulation (Moratorium)

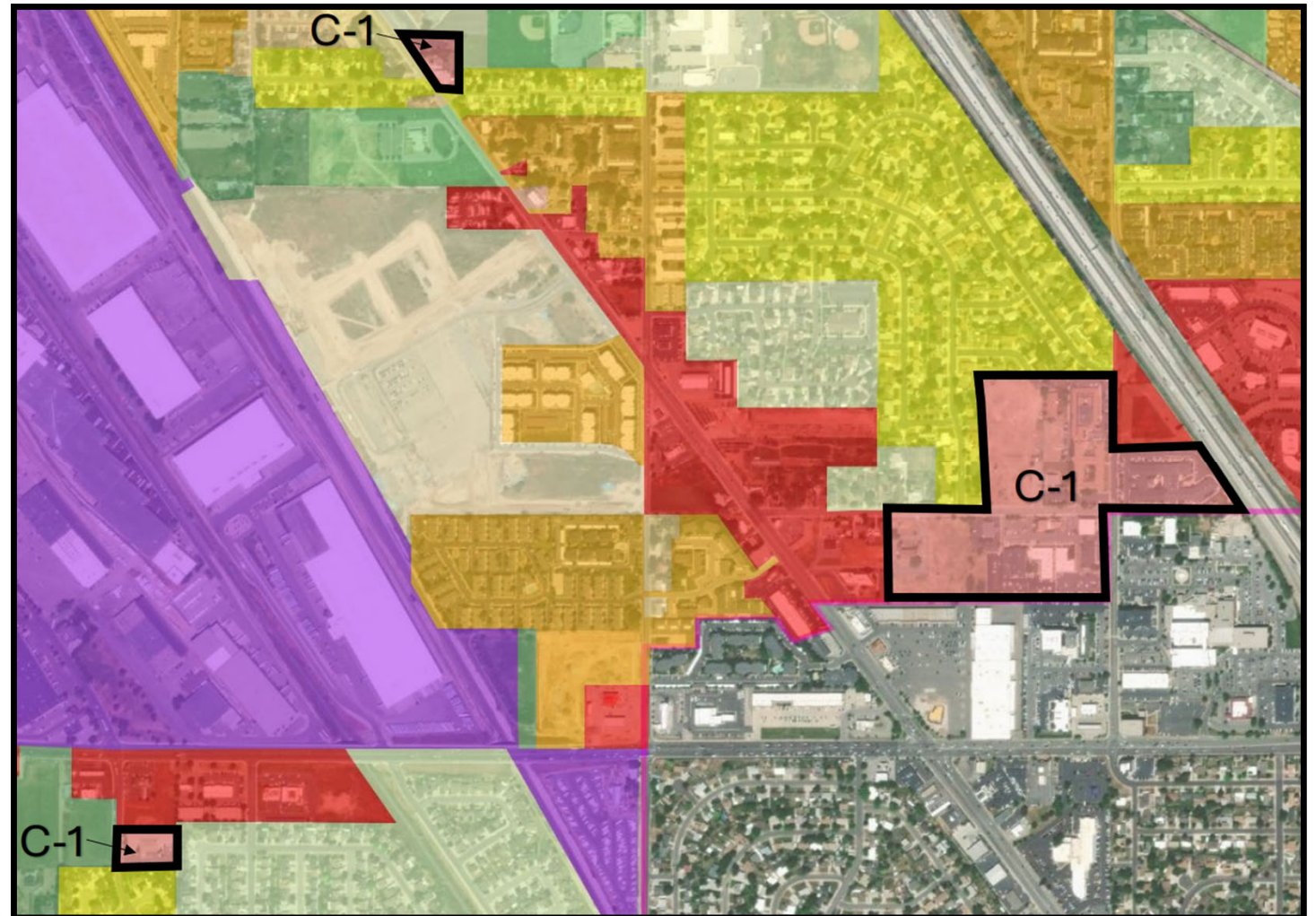
- *City passed a moratorium*
 - *Prohibiting development in the CV & UR Zone*
 - *Up to 180 days*
- *Homelessness related land uses not previously considered in Land Use Title*

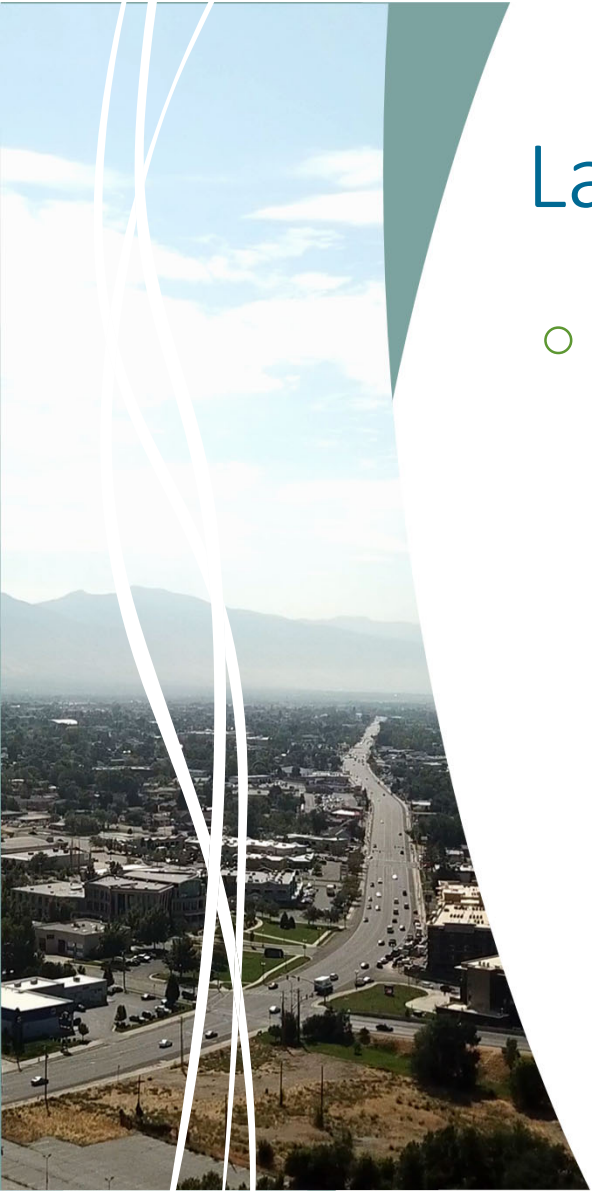


Land Use Regulation Methods

- *Conditional Use Permit*
 - *Intended to allow for land uses that, because of unique characteristics, may be compatible only if certain conditions are required to mitigate detrimental impacts*
 - *Homeless Shelters or PSH could be listed as a CUP in a select zone (Administrative Action)*
 - *Development Standards could be specifically designed to reduce negative impacts*
- *Reminder*
 - *If reasonable conditions can be imposed to mitigate detrimental impacts of the conditional use, Utah Code states that the use must be approved*

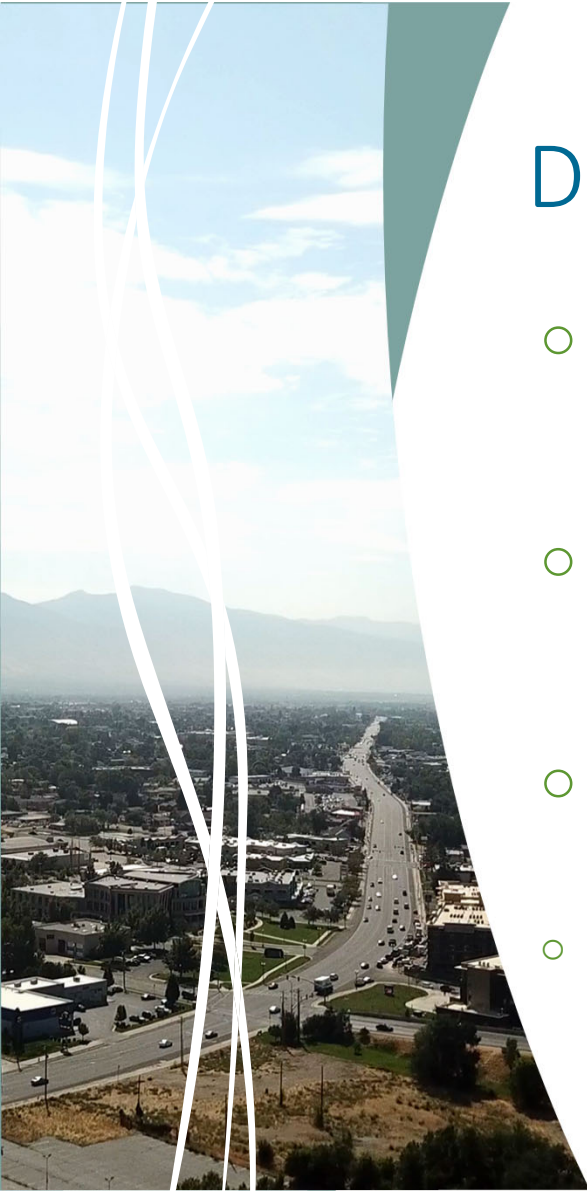
C-1 Zone





Land Use Regulation Methods

- *Overlay Zone*
 - *May allow the city to be more prescriptive in the process of locating a Homeless Shelter or PSH*
 - *The use could be allowed within a property or a select number of properties within one or multiple zones within the city.*
 - *Zoning Map Amendment required (Legislative Decision), and greater ability to weigh in on location, operation, community impacts/benefits*
 - *Development Standards could be specifically designed to reduce negative impacts*



Discussion / Direction

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