



## 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 **6:30 P.M., Wednesday, January 7<sup>th</sup>, 2026**, on the **3<sup>rd</sup> floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

#### REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER & ELECTION OF CHAIRPERSON & VICE-CHAIRPERSON
- PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - December 3, 2025

#### DECISION ITEMS

##### Public Hearings:

1. Public Hearing, Discussion, and Possible Action on **RZN 2025-1201**, a zoning map amendment request by Davis County to rezone the subject properties from UR (Urban Mixed Residential) to CV (Civic). **Location:** 160 South Depot Street (TINs:12-020-0034, 12-020-0047, 12-020-0033 & 12-020-0144). **Parcel Area:** 0.818 Acres. **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter)**
2. Public Hearing, Discussion, and Possible Action on **ZTA 2025-1105**, a zoning text amendment request by Clearfield City to establish a Supportive Housing Overlay Zone (S-H Zone). **Staff:** Tyson Stoddard, Associate Planner. **(Legislative Matter)**

#### DISCUSSION ITEMS

1. Staff Discussion
  - Housing & Neighborhoods Policies and Strategies from the General Plan
2. Staff Communications
  - Filling Planning Commission Vacancies

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

Dated this 2<sup>nd</sup> day of January 2026.

/s/Tyson Stoddard, Associate 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/](http://www.utah.gov/pmn/), the Clearfield City Website - [clearfield.city](http://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@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov) & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 December 3, 2025

3 6:00 P.M. – Pre-Meeting

4  
5 PRESIDING: Brogan Fullmer Chair  
6  
7 PRESENT: Robert Browning Vice Chair  
8 Kathryn Murray Commissioner  
9 Chad Mortensen Commissioner  
10 Riley Wheeler Commissioner  
11 Danielle King Commissioner  
12 Jane Budd Youth Commission Ambassador  
13  
14 ABSENT: Brian Swan Commissioner  
15 Nicholas Dragon Commissioner (Alternate)  
16  
17 STAFF PRESENT: Tyson Stoddard Associate Planner  
18 Stacy Millgate Community Development Director  
19 Amy Jones Deputy City Attorney  
20  
21 VISITORS: None  
22

23 Chair Fullmer called the meeting to order at 6:00 p.m.

24  
25 DISCUSSION ON THE DRAFT MINUTES FOR THE NOVEMBER 5, 2025, PLANNING  
26 COMMISSION MEETING.  
27

28 The Commission discussed minor edits to the minutes that were previously communicated to staff.  
29

30 DISCUSSION ON DA 2025-1104, A DEVELOPMENT AGREEMENT REQUEST FOR 175  
31 WEST ANTELOPE MIXED USE PROJECT, A MIXED-USE DEVELOPMENT AT THE  
32 SUBJECT PROPERTY.  
33

34 The Planning Commission and staff discussed the development agreement request. They  
35 specifically discussed an update from the applicant, who requested to address the Planning  
36 Commission to have them consider removing the five year time period requirement for owner  
37 occupancy from the draft agreement.  
38

39 DISCUSSION ON CUP 2025-1106, A CONDITIONAL USE PERMIT REQUEST BY  
40 RICHARD HELMCKE WITH HELL MONKEY CYCLES LLC TO RELOCATE AN  
41 EXISTING MOTORCYCLE REPAIR BUSINESS TO THE SUBJECT PROPERTY.  
42

43 The Planning Commission and staff discussed that the Hell Monkey Cycles business would relocate  
44 into to a similar commercial building just east of the current location.  
45

46 **Chair Fullmer moved to adjourn pre-meeting. Seconded by Commissioner Murray.**  
47

**CLEARFIELD PLANNING COMMISSION MEETING**

December 3, 2025

6:30 P.M. – Regular Meeting

**PRESIDING:** Brogan Fullmer Chair

**PRESENT:** Robert Browning Vice Chair  
Kathryn Murray Commissioner  
Chad Mortensen Commissioner  
Riley Wheeler Commissioner  
Danielle King Commissioner  
Jane Budd Youth Commission Ambassador

**ABSENT:** Brian Swan Commissioner  
Nicholas Dragon Commissioner (Alternate)

**STAFF PRESENT:** Tyson Stoddard Associate Planner  
Stacy Millgate Community Development Director  
Amy Jones Deputy City Attorney

**VISITORS:** Abby Smith-Harvie  
Richard Helmcke  
Bryson Cutler  
David & Pennie Strebel  
David Lewis IV  
Nicole Visconti  
Ryan Parker

Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair Statement.

**APPROVAL OF MINUTES FOR THE NOVEMBER 5, 2025, PLANNING COMMISSION MEETING.**

**Commissioner Murray moved to approve the minutes with the edits identified in the Pre-Meeting. Seconded by Commissioner King. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, King, and Youth Ambassador Budd. Voting NO: None.**

**PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF DA 2025-1104, A DEVELOPMENT AGREEMENT REQUEST FOR 175 WEST ANTELOPE MIXED USE PROJECT, A MIXED-USE DEVELOPMENT AT THE SUBJECT PROPERTY.**

Tyson Stoddard, Associate Planner, presented the following:

- Background
  - Mixed-Use Concept

- 1                   ▪ Commercial along Antelope Drive frontage
- 2                   ▪ Residential townhomes to the rear
- 3           ○ General Plan Amendment & Rezone
- 4                   ▪ Rear of property to R-3 (Residential)
- 5                   ▪ Approved in February 2025, subject to a DA
- 6   • Agreement
- 7       ○ Residential Townhomes
- 8           ▪ Up to 55 townhomes (13/acre)
- 9           ▪ Limited to two-story
- 10           ▪ Sold for purpose of home ownership
- 11           ▪ Owner-occupancy for 5 years
- 12       ○ Commercial
- 13           ▪ To include at least 9,000 square feet of building floor area
- 14           ▪ Performance bond and development timeline to require final completion no
- 15               later than 30 months after execution of the agreement

16  
17 Staff recommended that the Planning Commission forward a recommendation of approval to the  
18 Clearfield City Council for the proposed development agreement.

19  
20 Davis Lewis, of DR Horton, addressed the Planning Commission to request that they make a  
21 recommendation for the development agreement without the five year owner occupancy  
22 requirement in the draft agreement. He spoke in favor of ownership, but raised concerns about  
23 limiting what the future owners could do with their property for that length of time.

24  
25 The Planning Commission discussed the owner occupancy requirements, with some wanting to  
26 guarantee homeownership opportunities for the five years. Others expressed concern about  
27 limiting the flexibility that owners would have for their properties during the five years, and not  
28 knowing future market conditions and individual circumstances that could be affected by the  
29 owner-occupancy requirements.

30  
31 **Commissioner Mortensen moved that the Planning Commission recommend approval to**  
32 **the City Council, DA 2025-1104, a development agreement request for 175 West Antelope**  
33 **mixed use project, a mixed-use development at the subject property. Included in the motion**  
34 **was the removal of the five year owner occupancy requirement, but still requiring owner**  
35 **occupancy at the first purchase of the townhomes. Seconded by Commissioner Browning.**  
36 **The motion carried on the following vote, Voting AYE: Commissioners Browning, Murray,**  
37 **Mortensen, Wheeler, and Youth Ambassador Budd. Voting NO: Commissioners Fullmer**  
38 **and King.**

39  
40 DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF  
41 CUP 2025-1106, A CONDITIONAL USE PERMIT REQUEST BY RICHARD HELMCKE  
42 WITH HELL MONKEY CYCLES LLC TO RELOCATE AN EXISTING MOTORCYCLE  
43 REPAIR BUSINESS TO THE SUBJECT PROPERTY.

44  
45 Tyson Stoddard, Associate Planner, presented the following:

- 46  
47   • Background

- Hell Monkey Cycles
  - An existing Clearfield business
  - CUP granted in 2015 at 325 W 1700 S
  - Relocating to a nearby building at 1740 S 300 W

Staff recommended that the Planning Commission approve the conditional use permit request subject to the following conditions:

1. No automotive repair services shall be conducted outside of the building
2. The site shall be maintained in a neat and orderly manner and have no abandoned or leaking automotive parts except in a closed container for disposal.
3. No oil shall be discharged into any floor drains without an oil separator.
4. Damaged and inoperable vehicles shall not be stored outdoors.
5. The applicant shall provide proof of having obtained and having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.
6. The applicant shall update the existing Clearfield City business license with the new location
7. Any signs must meet chapter 11-15 “Sign Regulations” standards. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.

**Commissioner Mortensen moved that the Planning Commission approve CUP 2025-1106, a conditional use permit request by Richard Helmcke with Hell Monkey Cycles LLC to relocate an existing motorcycle repair business to the subject property. Seconded by Commissioner King. The motion carried on the following vote, Voting AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Wheeler, King, and Youth Ambassador Budd. Voting NO: None.**

#### STAFF DISCUSSION

##### Permanent Supportive Housing

- Purpose
  - The Permanent Supportive Housing Overlay Zone (P-H) is established to allow for the development of housing that is sited and delivered in such a way to address homelessness and its underlying causes—such as lack of affordable housing, mental illness, addiction, chronic disease, and disability. The P-H Zone enables the creation of permanent supportive housing for individuals who have experienced or are experiencing homelessness, and who need affordable housing paired with ongoing support services that promote long-term well-being and housing stability.
- Outline
  - Definitions
  - Overlay Zone (can be applied to C-1)
  - Review Procedure
  - Standards and Requirements

- Max Units
- Onsite Manager
- Onsite Services
- District Transition Buffer
- Amenities

STAFF COMMUNICATIONS

- 2026 Planning Commission Meeting Schedule
- Election of Chairperson and Vice-Chairperson for 2027
  - 1<sup>st</sup> meeting in January
  - Majority vote after taking nominations
  - Term: 1 year, max of 5
  - Chair requires 1 year as regular Commissioner
  - Vice Chair all are eligible except Alternates and Youth Ambassador.

There being no further business to come before the Planning Commission, **Chair Fullmer moved to adjourn. Seconded by Commissioner Murray.**



# ***Planning Commission***

## **STAFF REPORT**

AGENDA ITEM  
**#1**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov)  
(801) 525-2718

**MEETING DATE:** Wednesday, January 7, 2026

**SUBJECT:** Public Hearing, Discussion and Possible Action on **RZN 2025-1201**, a zoning map amendment request by Davis County to rezone the subject properties from UR (Urban Mixed Residential) to CV (Civic). **Location:** 160 South Depot Street (TINs: 12-020-0034, 12-020-0047, 12-020-0033, & 12-020-0144). **Parcel Area:** 0.818 Acres. **(Legislative Matter)**

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### **RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of **RZN 2025-1201** to the Clearfield City Council, to rezone the subject properties to the CV Zone (Civic).

This recommendation is based on the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may vary from this staff recommendation and provide a different recommendation based upon careful consideration and analysis of the request.

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### **PLANNING COMMISSION RECOMMENDATION OPTIONS:**

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission has the following recommendation options:

1. **Move to recommend approval of RZN 2025-1201**, to the Clearfield City Council, a zoning map amendment request by Davis County to rezone the subject properties located at 160 South Depot Street from the current zoning designation of UR (Urban Mixed Residential) to CV (Civic).
2. **Move to recommend denial of RZN 2025-1201**, to the Clearfield City Council, a zoning map amendment request by Davis County to rezone the subject properties located at 160 South Depot Street from the current zoning designation of UR (Urban Mixed Residential) to CV (Civic).
3. **Move to table RZN 2025-1201** to a specific meeting date and request additional information to consider the request.

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### **BACKGROUND**

Davis County is proposing the rezoning of the subject properties from the current UR Zone (Urban Mixed Residential) to the CV Zone (Civic). The purpose of the rezone is to align the Davis County owned subject properties with zoning that matches that of the adjacent Davis County Health Department, and to allow for the redevelopment of the old Dee's Service Center site with a new Davis County Emissions Building. The Emissions Building would include office space, a conference room, an emissions service bay, and would be part of the civic campus envisioned for Downtown Clearfield.

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### **PUBLIC COMMENT**



Mailed notices and the public hearing notice legal ad went out the week of December 15, 2025. Public Hearing Notice signs were placed in front of the property the week of December 29, 2025. As of the date of this report, staff responded to one (1) phone call from a resident that received a mailed notice. The resident requested more information about the rezone request and did not state a position in favor or against the request.

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#### ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The requested amendment is consistent with the goals of the General Plan and Map as the appropriate zone for current and future public service uses and government facilities.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	The CV Zone is conducive to the plans Davis County has for redevelopment of the site with a new emissions building, and the request provides an opportunity to align the zoning of the subject properties with the General Plan future land use designation of “Community / Civic”.

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#### GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 6 - Land Use & City Form, which help provide a visual understanding of where and how growth, development, and change should—or should not—be accommodated over the next 10 to 20 years.

The future land use designation of the subject properties as shown on the General Plan Future Land Use Map is “Community / Civic”. This category is for current or future sports facilities, recreation centers, educational, and public service uses, such as libraries, police and fire stations, public works, and government facilities.

The Zones that correspond to the “Community / Civic” land use designation are the Public Facilities Zone (PF) and the Civic Zone (CV) in the Form Based Code Area.

Based on the review and analysis of the General Plan, staff finds that the CV Zone is appropriate for the subject properties and consistent with the goals and objectives of the general plan.

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#### FINDINGS AND CONCLUSION

Based on the analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendments. This recommendation is based on the analysis of the staff report and the following findings:

1. The proposed zoning map amendment is consistent with the “Community / Civic” future land use designation as shown in the Clearfield City General Plan Future Land Use Map.
2. The rezone to CV (Civic) will align development regulations conducive to a government facility and a public use.

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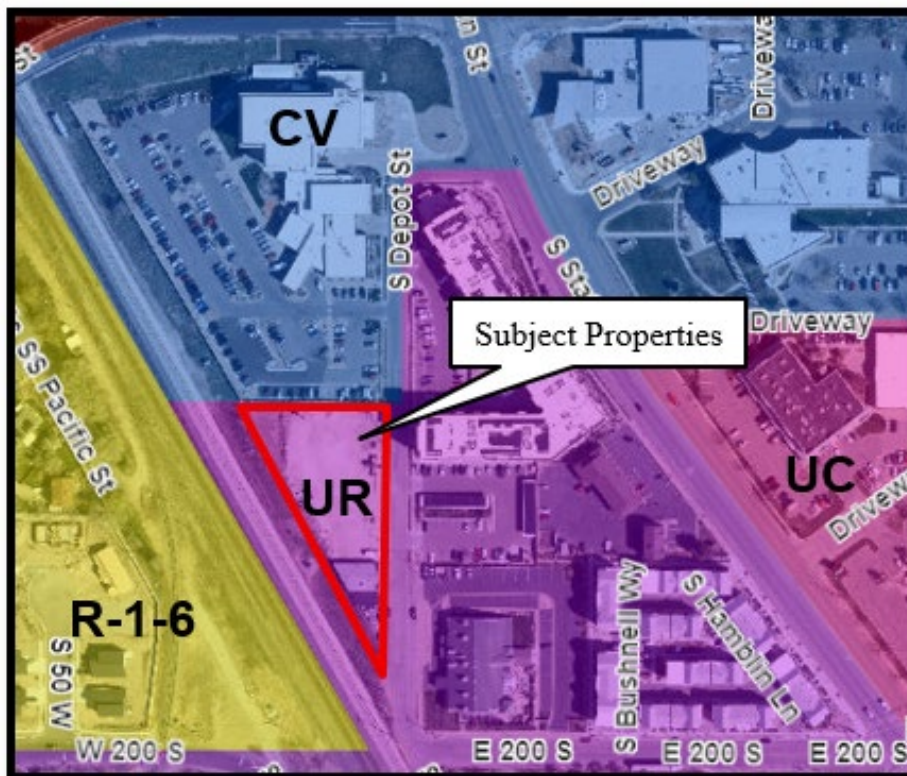
**ATTACHMENTS**

1. 160 South Depot Street - General Plan Map
2. 160 South Depot Street - Zoning Map

### 160 SOUTH DEPOT STREET – GENERAL PLAN MAP



### 160 SOUTH DEPOT STREET – ZONING MAP





# Planning Commission

## STAFF REPORT

AGENDA ITEM  
**#2**

**TO:** Clearfield City Planning Commission

**FROM:** Tyson Stoddard, Associate Planner  
[tyson.stoddard@clearfieldcityut.gov](mailto:tyson.stoddard@clearfieldcityut.gov)  
801-525-2718

**MEETING DATE:** Wednesday, January 7<sup>th</sup>, 2026

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **ZTA 2025-1105**, a zoning text amendment request by Clearfield City to establish a Supportive Housing Overlay Zone (S-H Zone). (**Legislative Matter**).

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### STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL of ZTA 2025-1105** to the Clearfield City Council, a zoning text amendment request to establish a Supportive Housing Overlay Zone (S-H Zone).

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### PLANNING COMMISSION RECOMMENDATION OPTIONS

Following careful consideration of the information included in this report, the Planning Commission has the following recommendation options:

1. **Move to recommend approval of ZTA 2025-1105**, to the Clearfield City Council, a zoning text amendment request to establish a Supportive Housing Overlay Zone (S-H Zone).
2. **Move to recommend denial of ZTA 2025-1105**, to the Clearfield City Council, a zoning text amendment request to establish a Supportive Housing Overlay Zone (S-H Zone).
3. **Move to table ZTA 2025-1105** to a specific meeting date and request additional information to consider the request.

The Planning Commission may also make a recommendation that is different than those listed above, such as a modified recommendation of approval.

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### BACKGROUND

In 2023, the State of Utah created a strategic plan to address homelessness (Utah's Plan to Address Homelessness, February 2023). The vision for Utah's homeless response system is to "make homelessness rare, brief, and non-recurring; that all people experiencing homelessness can thrive to their fullest potential; and that our communities are stable and safe for everyone." With planning efforts related to homelessness, Davis County created the Davis County Winter Overflow Task Force, which has prioritized long-term solutions to homelessness through the development of permanent supportive housing. Additionally, the State of Utah requires that Davis County establish a permanent, year-round supportive housing 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 has allowed the City time to work through well thought out and purposeful zoning regulations.

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## **PROPOSED ZONING TEXT AMENDMENT AND ANALYSIS**

After careful review of both local and national zoning and regulations trends that are intended to promote the health, safety, and welfare of the community—and following discussions with the Planning Commission and City Council on the topic—staff is proposing the adoption of a Supportive Housing Overlay Zone (S-H Zone), which could be applied as an overlay to a property or a select number of properties within the C-1 Zone.

In considering supportive housing intended for individuals experiencing extreme poverty with complex service needs, the C-1 Zone was identified as the most appropriate zone based on location and the surrounding land uses and services. The C-1 Zone is primarily confined to a mostly developed 32-acre area near Antelope Drive and 1500 East (See Exhibit A). This area of the C-1 Zone has existing uses such as assisted living facilities for seniors, skilled nursing and rehabilitation facilities, and the Department of Workforce Services which aims to assist individuals in finding jobs and meet workforce needs of Utah businesses, while also leading initiatives to address poverty, homelessness, and affordable housing. This area is also in close proximity to Davis Holy Cross Hospital, local bus stops and routes, and the Clearfield Frontrunner Station.

### **Proposed Amendment**

The proposed S-H Zone and development standards are included as an attachment to this report (see Exhibit B), and a summary is provided in the following bullet points:

- The purpose of the overlay is to allow for the development of supportive housing that is paired with ongoing support services intended to promote long-term well-being and housing stability for individuals affected by homelessness.
- Application for a S-H Zone designation will follow the procedures of a zoning map amendment as outlined in the Land Use Title of Clearfield City Code. If approved, the S-H Zone would become a suffix to the C-1 Zone with which it is combined and would show on the zoning map as "C-1 (S-H)".
- All projects in the S-H Zone will include the approval of a development agreement.
- Application for development in the S-H Zone will be reviewed and approved according to the site plan review provisions of the Land Use Title of Clearfield City Code.
- Development in the S-H Zone is subject to the development standards of the C-1 Zone. Where the development standards of the S-H Zone differ from those of the C-1 Zone, the development will comply with the S-H Zone standard.
- A supportive housing facility will have no more than sixty (60) total dwelling units and shall not exceed a density of twenty (20) units per acre.

### **Anticipated Initial Impact of Amendment**

The S-H overlay will not be applied to any properties immediately following adoption. Future application of the S-H overlay could be applied to property in the C-1 Zone through the zoning map amendment process. While Davis County is planning to locate a facility with a mix of transitional and permanent supportive housing beds somewhere in the County to meet State of Utah requirements, the future location of the facility is still unknown.

### **General Plan Analysis**

In reviewing any ordinance amendment or rezone, it is important to consult with the current General Plan to review the relevant topics or elements of the General Plan, along with the community goals, objectives, and strategies to help inform land use decisions. There are community vision objectives associated with “Economy and Fiscal Responsibility” that can be evaluated in relation to the request, which are listed below.

Housing and Neighborhoods	
Clearfield aspires to have a mix of housing choices and ownership opportunities available in walkable neighborhoods well-served by open space and recreational amenities and provide easy access to retail, transit options, services, and employment opportunities via multiple modes of transportation.	
Objectives & Strategies	Staff Analysis
<p><u>Objective:</u> Provide a range of housing types and neighborhoods to the Clearfield community.</p> <p><u>Relevant Strategy HN-3:</u> Prioritize the integration of affordable and attainable housing options near and within Clearfield’s key growth centers to enhance access to amenities, services, and transportation options.</p> <p><u>Relevant Strategy HN-7:</u> Continue to collaborate with regional partners to promote healthy and active neighborhood environments and ensure access to essential services for residents of all ages, incomes, and abilities.</p>	<p>This objective and relevant strategies can be supported by establishing Supportive Housing land use regulations that guide the location of deeply affordable housing that will be near the Clearfield Station Urban Center and in close proximity to amenities, services, and transportation options. Having a Supportive Housing overlay will aid in any future collaboration with regional partners, such as Davis County, if the County seeks to provide a Supportive Housing Facility within Clearfield’s boundaries.</p>

### Zoning Text Amendment Analysis

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below.

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	The General Plan encourages providing a range of housing types and neighborhoods to the Clearfield community, and continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by objectives and strategies related to the “Housing and Neighborhoods” section of the General Plan.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Supportive Housing is not a land use currently identified in Clearfield’s land use regulations. With new State requirements related to homelessness and plans by Davis County, it has become necessary to thoughtfully consider regulations for Supportive Housing that are specific to Clearfield’s context and will promote the health, safety, and welfare of the community.

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**PUBLIC COMMENT**

A public hearing notice was posted on December 19<sup>th</sup>, 2025, on the State of Utah public notice website and on the City's website. A sign indicating the public hearing was also placed in front of Clearfield City Hall. No public comment has been received to date.

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**FINDINGS & CONCLUSION**

Based on a review of the General Plan, as well as existing and proposed ordinance standards, staff concludes the following:

1. The General Plan encourages continual evaluation and modifications to adopted ordinances. The proposed amendment is supported by objectives and strategies related to the "Housing and Neighborhoods" section of the General Plan.
2. With new State requirements related to homelessness and plans by Davis County, it has become necessary to thoughtfully consider regulations for Supportive Housing that are specific to Clearfield's context and will promote the health, safety, and welfare of the community.

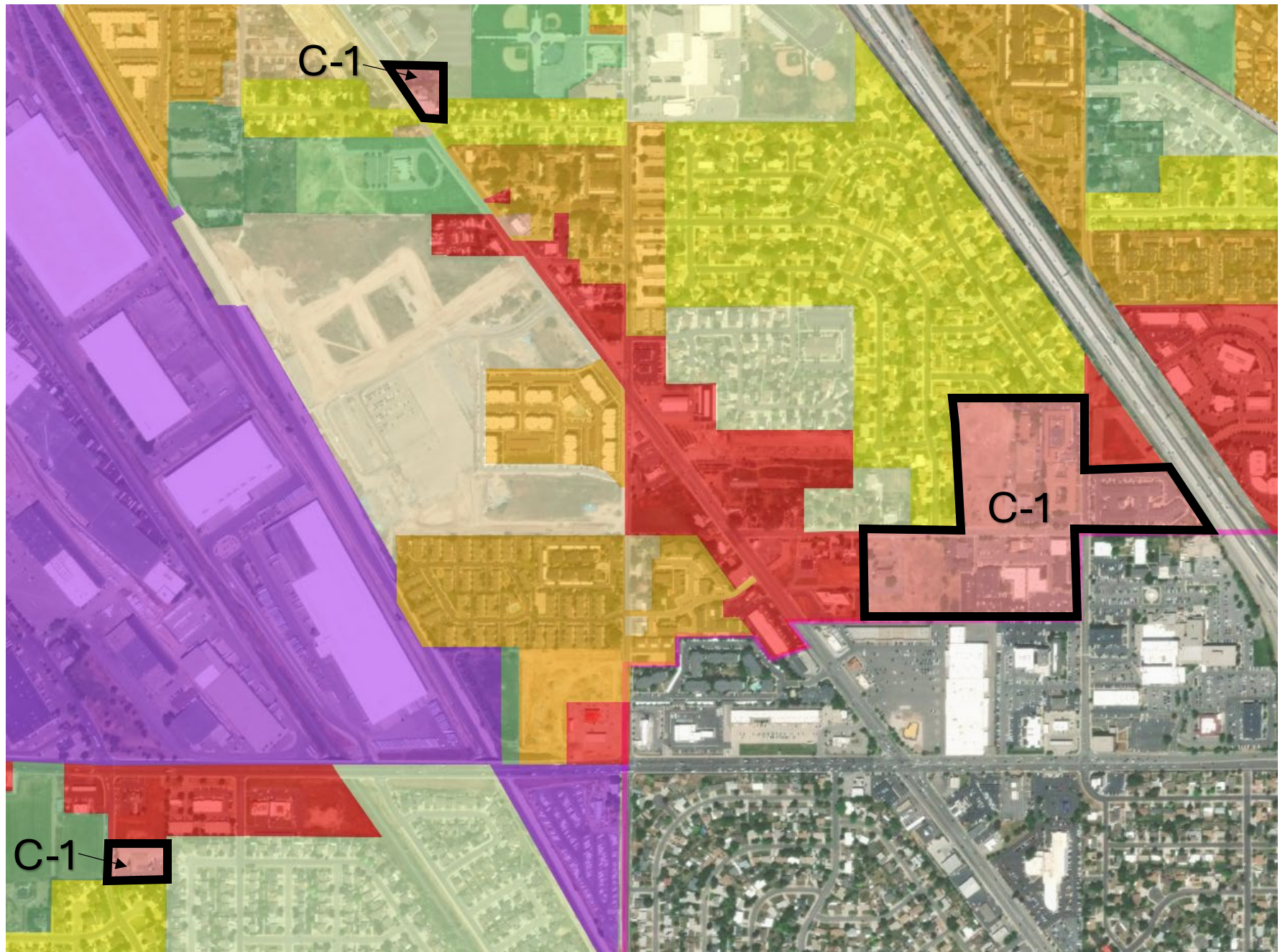
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**ATTACHMENTS**

1. Exhibit A, C-1 Zone
2. Exhibit B, Proposed S-H Overlay Zone



EXHIBIT A  
C-1 Zone





# **EXHIBIT B**

## **PROPOSED S-H OVERLAY ZONE**

### **ARTICLE D. SUPPORTIVE HOUSING OVERLAY ZONE (S-H)**

#### **11-12D-1: PURPOSE:**

The Supportive Housing Overlay Zone (S-H) is established to allow for the development of transitional and permanent supportive housing that is paired with ongoing support services intended to promote long-term well-being and housing stability for individuals who have experienced or are experiencing homelessness.

#### **11-12D-2: DEFINITIONS:**

The following words used in this Article are defined as follows:

- A. “SUPPORTIVE HOUSING” means residential housing combined with supportive services intended to promote housing stability and independent living for individuals or households affected by homelessness. Supportive Housing does not include emergency or overnight shelter facilities.
- B. “SUPPORTIVE SERVICES” means voluntary services made available to residents of housing to assist in achieving and maintaining housing stability and independent living. Supportive services may include, but are not limited to, housing, employment, health, and life-skills services that shall not alter the residential character of the Supportive Housing.

#### **11-12D-3: SUPPORTIVE HOUSING DESIGNATION:**

- A. Combination With Commercial Zone C-1: The S-H Zone shall be approved only as specified in this Article, and is subject to the following:
  - (1) The S-H Zone shall be used in combination with the C-1 Zone designated herein;
  - (2) The provisions of the S-H Zone shall become supplementary to the provisions of the C-1 Zone;
  - (3) The S-H Zone shall not be applied to a land area as an independent zone; and
  - (4) Property to which the S-H Zone has been applied shall be developed in conformance with this Article and with the requirements of the C-1 Zone.

- B. Designation On Official Zoning Map: The S-H Zone shall become a suffix to the C-1 Zone with which it is combined and shall be shown on the Official Zoning Map in parenthesis as “C-1 (S-H)” or written as “C-1 with S-H Overlay”.

#### **11-12D-4: REVIEW PROCEDURE:**

- A. Application: Application for a S-H Zone designation shall follow the procedures of a zoning map amendment as outlined in Chapter 6 of this Title, as amended.
- B. Review And Approval: Application for development in the S-H Zone shall be reviewed and approved according to the site plan review provisions outlined in Chapter 5 of this Title, as amended.

#### **11-12D-5: STANDARDS AND REQUIREMENTS:**

- A. Underlying Zone Requirements: S-H Zone developments shall meet the standards and requirements of the C-1 Zone. Where development standards of the S-H Zone differ from those of the C-1 Zone, the development shall comply with the S-H Zone standard.
- B. Maximum Units: A Supportive Housing facility shall contain no more than sixty (60) total dwelling units and shall not exceed a density of twenty (20) dwelling units per acre.
- C. On-Site Manager: An on-site manager is required to be at the facility twenty-four hours a day, seven days a week.
- D. On-Site Services: If on-site services are provided, they shall be for residents only.
- E. Landscaping And Open Space: A minimum of twenty-five (25%) of the total project area shall be provided as landscaped open space. All landscaping shall comply with the provisions of Chapter 21 of this Title.
- F. District Transition Buffer: Where adjacent to a single-family zone, a Supportive Housing facility shall be setback a minimum of twenty feet (20') from the rear and side property lines of single-family zoned properties. A landscape screen with fencing is required within the buffer and shall comply with the following:
  - 1. Screen Width: A minimum of six feet (6').
  - 2. Screen Location: Directly adjacent to the rear or side property line of single-family zoned properties.
  - 3. Screen Hedge: Continuous double row of shrubs required between shade trees.
  - 4. Screen Hedge Composition: Double row of individual shrubs with a minimum height of 24", spaced no more than 36" on center.
  - 5. Screen Shade Trees: At least 1 medium or large shade tree every 40' within the landscape screen.

6. Screen Fence Requirements: A six-foot (6') fence is required as part of the landscape screen along the property line. The fence shall be opaque and complement the Supportive Housing facility. Chain link with slats is not allowed.
- G. Parking: A Supportive Housing facility shall comply with the multi-family parking standards of Chapter 14 of this Title.
- H. Amenities: A Supportive Housing facility shall provide at least one (1) indoor and one (1) outdoor amenity such as, but not limited to the following:
  1. An interior social area, such as a common kitchen/dining area, media room, or event room.
  2. An indoor fitness room.
  3. An outdoor plaza or playground.
  4. An outdoor grill area.
  5. An outdoor dog park.

**11-12D-6: DEVELOPMENT AGREEMENT:**

- A. Development Agreement: All projects in the S-H Zone shall include the approval of a development agreement in accordance with section 11-1-16 of this Title, as amended.