



DAVIS COUNTY UR TO CV

Rezone



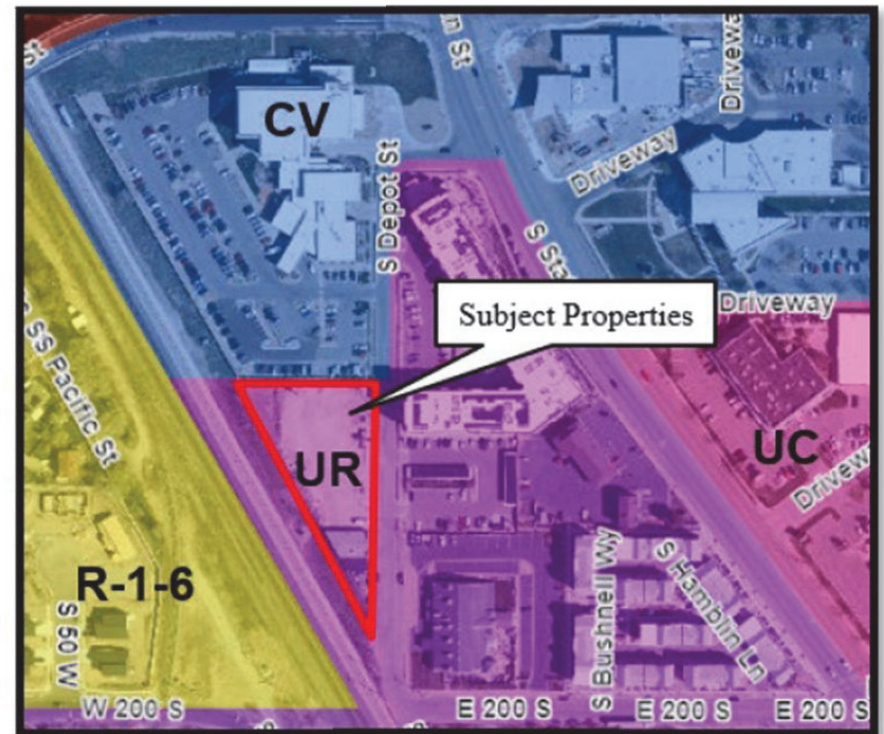
Background

- *Current Zoning: UR (Urban Residential)*
- *Requested Zoning: CV (Civic)*
- *CV Zone: To provide a civic and office campus in the core of Downtown Clearfield*
- *Davis County*
 - *Align zoning of subject properties with Health Department*
 - *Plans to redevelop the old Dee's Service Center with an emissions building*

Future Land Use & Zoning Maps



General Plan



Zoning



Rezone Analysis

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”.

Site Photo





Planning Commission Recommendation & City Council Schedule

- *PC Recommendation: Approval*
- *CC Work Meeting: January 13th*
- *CC Public Hearing & Policy Meeting: January 27th*
- *Discussion or Questions?*



SUPPORTIVE HOUSING OVERLAY

Zoning Text Amendment



Background

- *State of Utah Planning & Legislation*
 - *Strategic Plan (Utah's Plan to Address Homelessness, 2023)*
 - *HB 499 (2023)*
 - *HB 298 & 421 (2024)*
- *Davis County*
 - *Opted to meet state requirements by establishing a permanent, year-round supportive housing facility*
 - *Facility intended for Permanent Supportive Housing (PSH) and Transitional Housing (TH)*
 - *PSH: 0-30% AMI, TH 0-60% AMI*
 - *PSH geared to those that may need lifetime of support (disability, elderly, etc)*

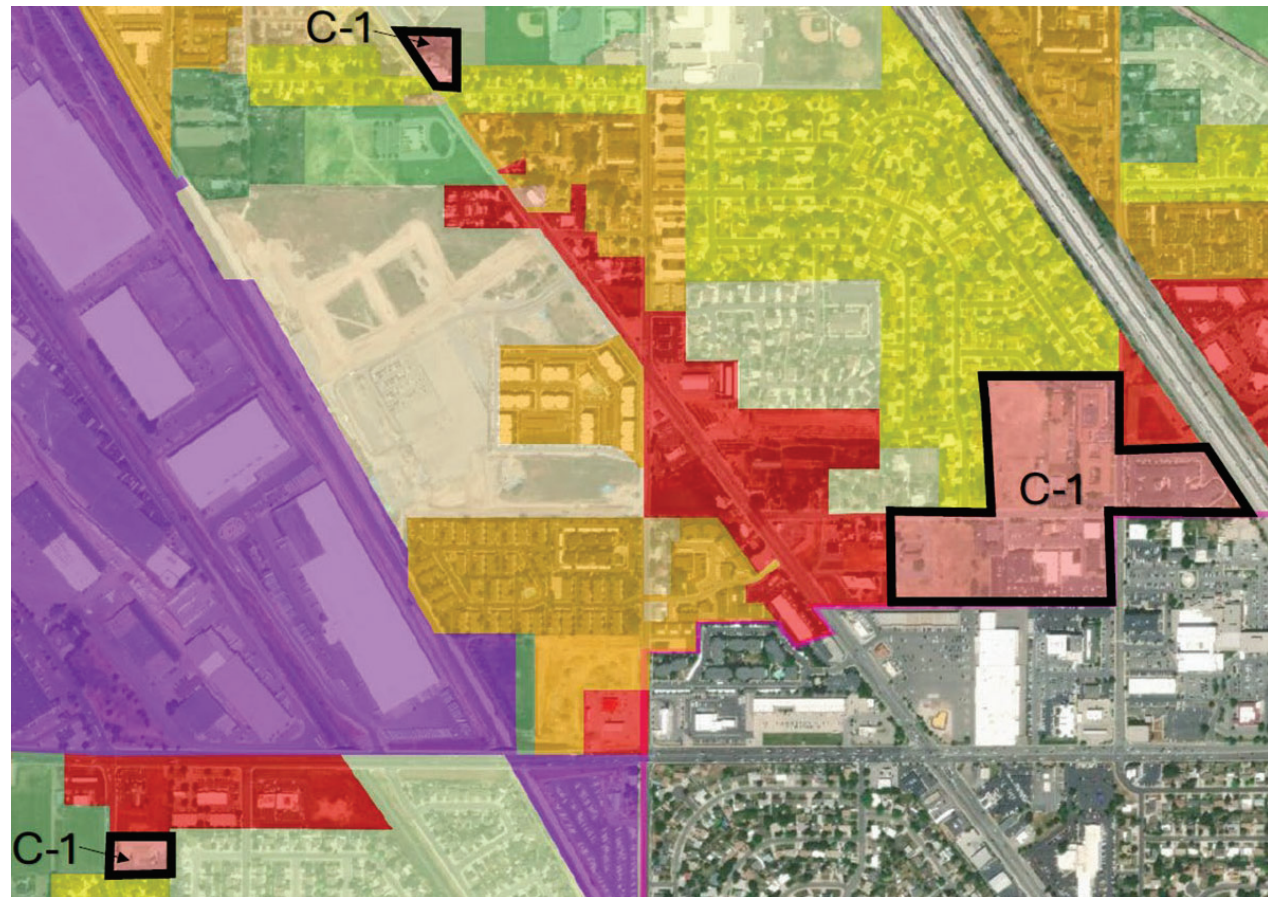


Davis County Supportive Housing

- *County has no plans for an emergency shelter*
 - *Doesn't do anything to address the root causes of homelessness*
- *Future Location*
 - *Location still unknown*
 - *Currently looking for a site*
- *County Supportive Housing Facility*
 - *Mixed TH/PSH*
 - *Planning 60 units*
 - *Have commitments for multiple agencies to provide services*

Clearfield Proposed S-H Overlay

- *S-H Overlay an option for properties in the C-1 Zone*





Clearfield Proposed S-H Overlay

- *To allow for supportive housing paired with ongoing support services intended to promote long-term stability for individuals affected by homelessness*
- *S-H Zone Process*
 - *Rezone, development agreement, site plan approval*
- *Development Standards*
 - *C-1 and S-H Zone standards apply*
 - *60 maximum units with density not to exceed 20 units/acre*
 - *Onsite Manager required 24/7*
 - *Landscaped Open Space: 25%*
 - *District Transition Buffer when adjacent to single-family zone*
 - *Fencing and Landscape screen requirements*
 - *To provide at least one indoor and one outdoor amenity*



General Plan Analysis- Housing & Neighborhoods

- *Goal: Clearfield aspires to have a mix of housing choices*
- *Objective: Provide a range of housing types and neighborhoods to the Clearfield Community*
- *Strategies*
 - *HN-3: Prioritize integration of affordable & attainable housing options near and within Clearfield's key growth centers to enhance access to amenities, services, and transportation options*
 - *HN-7: 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*



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