

High Impact Development (HID)

A Simple Guide for Clearfield County Residents

What is HID?

HID would be a new part of the County's SALDO.
It would apply only to very large, high-impact projects.
Homes, farms, and small businesses would NOT trigger HID.

Why HID Would Be Needed

Many rural municipalities have no zoning.
HID would allow early review of traffic, stormwater, utilities, and emergency access.

When HID Would Apply

HID would apply only to major project such as:

- Large warehouses or industrial buildings
- High-traffic developments
- Sites disturbing 25+ acres of land
- Facilities needing major electric or water upgrades

How HID Would Protect Residents

- Keep truck queues off local roads and away from school bus routes
- Route stormwater and high-risk areas away from homes, farms, and wells
- Protect private wells through early hydrogeologic screening
- Ensure developers pay for required road or utility upgrades
- Reduce noise and visual impacts with buffering and screening
- Preserve rural character by orienting industrial activity inward
- Reduce construction disruptions via haul-route planning and dust/mud control

What HID Would NOT Regulate

HID would NOT regulate operations (hours, truck routes, noise, lighting performance, utility use).
But HID WOULD regulate site design – like downward-shielded lighting and buffering – to reduce impacts

Benefits for Developers

- Clear expectations up front
- No duplicate studies – County accepts PennDOT/DEP/utility studies
- Flexibility through Equivalent Performance
- A binding Scoping Letter that locks requirements in early

Next Steps

The HID draft would be reviewed by the Planning Commission.
Then a public comment period would allow residents and municipalities to provide input.
The goal is responsible growth that protects residents and provides predictable rules for developers.