

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
December 10, 2013 – REGULAR SESSION  
*Revised December 9, 2013*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**Mission Statement:** To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

**6:00 P.M. WORK SESSION**

*Presentation by Utah Senator Jerry Stevenson*  
Discussion on the Re-open of the Fiscal Year 2014 Budget  
Discussion on Title 11, Chapter 15 – Sign Regulations  
Discussion on the Recreation Cost Recovery Model

*(Any items not addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

**7:00 P.M. REGULAR SESSION**

CALL TO ORDER:

Mayor Wood

OPENING CEREMONY:

Councilmember Murray

APPROVAL OF THE MINUTES:

October 29, 2013 – Work Session

November 26, 2013 – Regular Session

**PUBLIC HEARINGS:**

1. **PUBLIC HEARING TO AMEND THE FISCAL YEAR 2014 BUDGET**

**BACKGROUND:** State Law requires a public hearing before the City Council approves amendments to the City budget. Rich Knapp, Administrative Services Director, will be presenting amendments for the Fiscal Year 2014 Budget.

**RECOMMENDATION:** Receive public comment.

2. **PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ACTION PLAN AMENDMENTS FOR PROGRAM YEARS 2011-2012 AND 2012-2013**

**BACKGROUND:** Staff has submitted the proposed Community Development Block Grant (CDBG) amendments for the 2011-2012 and 2012-2013 Program Years. No written comments were received during the 30-day comment period.

**RECOMMENDATION:** Receive public comment.

3. PUBLIC HEARING TO AMEND CLEARFIELD CITY CODE TITLE 11, CHAPTER 15, SIGN REGULATIONS

BACKGROUND: In October 2013, an applicant submitted a sign plan application for the building located at 729 North Main Street, the old Arby's building to upgrade the existing pole sign. Pole signs which were formerly legal have been made legal non-conforming uses due to code revisions in 2004. The applicant requested a zoning text amendment to consider allowing changes and upgrades to pole signs on businesses near freeway interchanges. The Planning Commission reviewed this request at its meeting on Wednesday, December 4, 2013 and has forwarded a recommendation for approval of the attached draft ordinance.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

4. CITIZEN COMMENTS

5. PRESENTATION OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDING JUNE 30, 2013

BACKGROUND: Chuck Ulrich of Ulrich and Associates, P.C. will present the Clearfield City's draft Comprehensive Annual Report (CAFR) for the year ending June 30, 2013 and to address any questions the Mayor and Council may have concerning the report. The final version of the CAFR will be available after the City's component unit, North Davis Fire District (CDFD) has presented its final report.

RECOMMENDATION: Accept Clearfield City's draft Comprehensive Annual Report (CAFR) for the year ending June 30, 2013.

6. CONSIDER APPROVAL OF RESOLUTION 2013R-20 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2014 BUDGET

RECOMMENDATION: Approve Resolution 2013R-20 adopting amendments to the fiscal year 2014 budget and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AMENDMENTS FOR THE 2011-2012 AND 2012-2013 PROGRAM YEARS

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) Amendments for the 2011-2012 and 2012-2013 Program Years and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2013-14 ENACTING A ZONING TEXT AMENDMENT TO THE CLEARFIELD CITY CODE, TITLE 11, CHAPTER 15 – SIGN REGULATIONS

RECOMMENDATION: Approve Ordinance 2013-14 enacting a Zoning Text Amendment to the Clearfield City Code, Title 11, Chapter 15 – Sign Regulations and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2013-13 AMENDING TITLE 1 OF THE CLEARFIELD CITY CODE

BACKGROUND: Staff has prepared amendments to the Clearfield City Code Title 1, Chapters 6 and 7 to make appropriate updates for elected official compensation according to state statute.

RECOMMENDATION: Approve Ordinance 2013-13 authorizing amendments to Title 1, Chapters 6 and 7 and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL RESOLUTION 2013R-19 AUTHORIZING A LEASE AGREEMENT WITH LNR PARTNERS

BACKGROUND: LNR Partners is the landlord of a 125,000 square foot office building located at 888 South 2000 East, which has been vacant for more than a year. Prospective tenants require more parking than the building currently provides. Consequently, LNR has requested to lease from the City adjacent property for the purpose of expanding their parking facilities. The new parking would also serve a future City park.

RECOMMENDATION: Approve Resolution 2013R-21 approving a lease agreement for real property owned by Clearfield City and authorize the Mayor's signature to any necessary documents.

**COMMUNICATION ITEMS:**

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

**\*\*ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA\*\***

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE NOVEMBER 12, 2013 REGULAR SESSION

**PUBLIC HEARING:**

2. RE-OPEN AND CONSIDER AMENDMENTS TO THE CDRA FISCAL YEAR 2014 BUDGET

BACKGROUND: State Law requires a public hearing before the Board approves amendments to the CDRA budget. Rich Knapp, Administrative Services Director, is here to present amendments for the fiscal year 2014 budget.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEM:***

3. CONSIDER APPROVAL OF RESOLUTION 2013R-07 ADOPTING AMENDMENTS TO THE CDRA FISCAL YEAR 2014 BUDGET

RECOMMENDATION: Approve Resolution 2013R-07 adopting amendments to the CDRA fiscal year 2014 budget and authorize the Chair's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2013R-08 AUTHORIZING A LEASE AGREEMENT WITH LNR PARTNERS

BACKGROUND: LNR Partners is the landlord of a 125,000 square foot office building located at 888 South 2000 East, which has been vacant for more than a year. Prospective tenants require more parking than the building currently provides. Consequently, LNR has requested to lease from the Clearfield Community Development and Renewal Agency (CDRA) adjacent property for the purpose of expanding their parking facilities. The new parking would also serve a future City park.

RECOMMENDATION: Approve Resolution 2013R-08 approving a lease agreement for real property owned by the Clearfield Community Development and Renewal Agency and authorize the Chair's signature to any necessary documents.

***\*\*ADJOURN AS THE CDRA\*\****

Dated this 9<sup>th</sup> day of December, 2013.

/s/Kimberly S. Read, 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 525-2714, giving her 48-hour notice.