

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 8, 2017 – POLICY SESSION

Meetings of the City Council 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 by the City Council for electronic meetings.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Bid Award for the 2017 Road Maintenance Project

Discussion on the Energy Performance Projects

Discussion on the Amendment to the Interlocal Agreement with Layton, Clinton, Syracuse, and Davis County for participation with the North Davis Metro SWAT Team

Discussion on the Addendum to the Agreement with Utah Transit Authority (UTA) regarding the Denver and Rio Grande Western (D&RGW) Rail Trail

Discussion on the City Youth Commission

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

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Roper

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST BY SUNSET CITY TO BE ANNEXED INTO THE NORTH DAVIS FIRE DISTRICT BOUNDARIES; TO BE RESET ANEW TO SEPTEMBER 26, 2017**

BACKGROUND: On May 16, 2017, the Sunset City Council petitioned the North Davis Fire District (NDFD) for annexation into the District's service area for fire protection and emergency medical services. The NDFD subsequently passed a resolution requesting Clearfield City take all necessary and appropriate action to annex Sunset City and all real property within its corporate limits into the NDFD. The Clearfield City Council acts as the Governing Body for the North Davis Fire District and as such must initiate the process on behalf of NDFD.

Due to the statutorily required notice provisions as outlined in Utah State Code, this public hearing is reset anew to September 26, 2017.

RECOMMENDATION: Inform the public and those with interest that the public hearing related to the annexation of Sunset City into the jurisdiction of the North Davis Fire District is reset anew and will be held at 7:00 p.m. on September 26, 2017, at City Council Chambers (Third Floor), 55 South State Street, Clearfield, Utah.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR PROPERTY LOCATED AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE, AND 1400 SOUTH 1000 EAST FROM M-1 (MANUFACTURING) AND C-2 (COMMERCIAL) TO MU-SP (MIXED USE WITH A SPECIAL PURPOSE OVERLAY)

BACKGROUND: The current rezone request is for approximately 29 acres of property, a portion of the entire 70-acre site known as Clearfield Station, which was previously granted conditional approval of a rezone from M-1 (Manufacturing) and C-2 (Commercial) to M-U (Mixed-Use) in 2014. The conditions of the 2014 approval included the approval of a Master Development Plan (MDP) and Master Development Agreement (MDA). However, the MDA was not executed causing the rezone specific to the entire site to revert to its original M-1 (Manufacturing) and C-2 (Commercial) zones. The Utah Transit Authority (UTA) Board of Trustees has requested the City consider the rezone from M-1 (Manufacturing) and C-2 (Commercial) to MU-SP (Mixed Use with a Special Purpose Overlay) for the remainder parcels created from the expected subdivision for Stadler Rail.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2017R-10 ANNOUNCING THE INTENT TO ANNEX THE BOUNDARIES OF SUNSET CITY INTO THE NORTH DAVIS FIRE DISTRICT (NDFD)

BACKGROUND: On May 16, 2017, the Sunset City Council petitioned the North Davis Fire District (NDFD) for annexation into the District's service area for fire protection and emergency medical services. The NDFD subsequently passed a resolution requesting Clearfield City take all necessary and appropriate action to annex Sunset City and all real property within its corporate limits into the NDFD. The Clearfield City Council acts as the Governing Body for the North Davis Fire District, and as such must initiate the process on behalf of NDFD.

On June 27, 2017, the Clearfield City Council adopted Resolution No. 2017R-08, which is a near identical resolution to Resolution 2017R-10, with the primary changes being the proposed dates necessary to allow for the required additional notification. Resolution 2017R-10 became necessary when the City Recorder was made aware of a potential shortcoming related to the prior notices as outlined in Resolution No. 2017R-08. Therefore, to ensure that all notice requirements are met in compliance with Utah State Code and to provide ultimate transparency in the annexation process, Resolution 2017R-10 will take the place of Resolution No. 2017R-08.

RECOMMENDATION: Approve Resolution 2017R-10 announcing the intent to annex the boundaries of Sunset City into the North Davis Fire District (NDFD) and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2017R-11 ADOPTING AND CERTIFYING A TAX RATE FOR THE NORTH DAVIS FIRE DISTRICT'S 2017 TAX YEAR

BACKGROUND: North Davis Fire District's Administrative Control Board advertised and is scheduled to hold a public hearing for "Budgeting Property Tax" (truth in taxation) on Monday, August 7, 2017 at 7:00 p.m. regarding its tax rate. As the governing body for the North Davis Fire District, the City Council will need to consider adopting and certifying a tax rate for the District's 2017 tax year.

RECOMMENDATION: Approve Resolution 2017R-11 adopting and certifying a tax rate for the North Davis Fire District's 2017 tax year and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2017-15 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE, AND 1400 SOUTH 1000 EAST FROM M-1 (MANUFACTURING) AND C-2 (COMMERCIAL) TO MU-SP (MIXED USE WITH A SPECIAL PURPOSE OVERLAY)

RECOMMENDATION: Approve Ordinance 2017-15 authorizing the rezone of property located at or near 1200 South State, 1250 South State, and 1400 South 1000 East from M-1 (Manufacturing) and C-2 (Commercial) to MU-SP (Mixed Use with a Special Purpose Overlay); and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH UTAH TRANSIT AUTHORITY (UTA) REGARDING THE DEVELOPMENT OF PROPERTY AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE, AND 1400 SOUTH 1000 EAST

BACKGROUND: The Special Purpose overlay utilized in the rezone for these properties requires a contract to set forth the modifications from the standard zoning requirements. This Memorandum of Understanding (MOU) serves as the required contract, and also establishes the parameters under which Utah Transit Authority (UTA) agrees to sell property for the anticipated Stadler Rail project.

RECOMMENDATION: Approve the Memorandum of Understanding with Utah Transit Authority (UTA) regarding the development of property at or near 1200 South State, 1250 South State, and 1400 South 1000 East; and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE 2017 ROAD MAINTENANCE PROJECT TO STAKER PARSON COMPANIES

BACKGROUND: Staff solicited bids to make improvements to various roads throughout the City. The project includes applying asphalt pavement surface treatments. Two bids were received and the lowest responsible bidder was Staker Parson Companies with the bid of \$627,068.80 for the standard weight chips.

RECOMMENDATION: Approve the award of bid for the 2017 Road Maintenance Project to Staker Parson Companies with the bid amount of \$627,068.80 for the standard weight chip option with contingency and engineering of \$27,931.20 for a total project cost of \$655,000.00; and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Council Reports
City Manager's Report
Staff Reports

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

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM THE JUNE 13, 2017 POLICY SESSION AND THE JULY 18, 2017 WORK SESSION

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH UTAH TRANSIT AUTHORITY (UTA) REGARDING THE DEVELOPMENT OF PROPERTY AT OR NEAR 1200 SOUTH STATE, 1250 SOUTH STATE, AND 1400 SOUTH 1000 EAST

BACKGROUND: This Memorandum of Understanding (MOU) establishes the parameters under which Utah Transit Authority (UTA) agrees to sell property for the anticipated Stadler Rail project. It also identifies a commitment on behalf of the Community Development and Renewal Agency (CDRA) to provide funding for a future parking structure, assuming transit-oriented development on the remainder (non-Stadler) parcels. Clearfield and UTA also agree to cooperate on a Station Area Plan, which will be a precursor to a Master Development Plan for the remainder parcels.

RECOMMENDATION: Approve the Memorandum of Understanding with Utah Transit Authority (UTA) regarding the development of property at or near 1200 South State, 1250 South State, and 1400 South 1000 East; and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE REAL ESTATE PURCHASE AGREEMENT FOR THE PROPERTY LOCATED AT 17 AND 51 NORTH MAIN STREET (TINs: 12-020-0019, 12-020-0021, 12-020-0022) FROM THE JOSEPH JERRY KNIGHT FAMILY TRUST

BACKGROUND: The northwest corner of Center Street and Main Street has been vacant for many years. For decades, the property was home to Knight Auto Salvage. In the years since the operation ceased, the property has been cleaned up and the structures removed. After discussion in a work session, the Community Development and Renewal Agency (CDRA) Board directed staff to commence negotiation for the purchase of the property, so that the CDRA could control the entire corner and work toward comprehensive redevelopment and implementation of the vision for this part of downtown.

RECOMMENDATION: Approve the Real Estate Purchase Agreement for the property located at 17 and 51 North Main Street (TINs: 12-020-0019, 12-020-0021, 12-020-0022) from the Joseph Jerry Knight Family Trust; and authorize the Chair's signature to any necessary documents.

Dated this 3rd day of August, 2017.

/s/Wendy Page, Deputy 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.