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

6:30 P.M. WORK SESSION  
Update on Services Provided by Wasatch Integrated Waste Management District  
Discussion on Live-streaming Public Meetings

(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  
APPROVAL OF MINUTES: January 24, 2017 – Work Session

PUBLIC HEARING:

1. PUBLIC HEARING FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED-USE FOR PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001)

BACKGROUND: The request is for approximately 0.31 acres to be reclassified in the General Plan and Future Land Use Map from Commercial to Mixed-Use with the intent to construct a new structure containing ground floor commercial office space and a second floor for residential use. The property is currently undeveloped and is owned by Phoenix Services. The applicant has provided a conceptual site plan for the proposed use of the property should the request be approved. The Planning Commission recommended approval during its meeting on Wednesday, February 1, 2017.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING FOR A REZONE REQUEST FOR PROPERTY LOCATED AT 1129 SOUTH STATE STREET (TIN: 12-309-0001) FROM COMMERCIAL (C-2) TO COMMERCIAL-RESIDENTIAL (C-R)

BACKGROUND: The rezone request is for approximately 0.31 acres located at 1129 South State Street (TIN: 12-309-0001) from Commercial (C-2) to Commercial-Residential (C-R). The intent
of the request is to accommodate a new structure containing approximately 3,200 square feet of
ground floor commercial and a second floor for a residential use of approximately 3,160 square
feet. The applicant has provided a conceptual site plan for the proposed use of the property. The
Planning Commission will consider Site Plan and a Conditional Use request for the residential
component at a future date, if the Council approves the rezone.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF ORDINANCE 2017-01 APPROVING A GENERAL
   PLAN MAP AMENDMENT CHANGING THE LAND USE DESIGNATION FROM
   COMMERCIAL TO MIXED-USE FOR PROPERTY LOCATED AT 1129 SOUTH
   STATE STREET (TIN: 12-309-0001)

   RECOMMENDATION: Approve Ordinance 2017-01 approving a General Plan Map
   Amendment changing the land use designation from Commercial to Mixed-Use for property
   located at 1129 South State (TIN: 12-309-0001) and authorize the Mayor’s signature to any
   necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2017-02 APPROVING A REZONE
   REQUEST FOR PROPERTY LOCATED AT 1129 SOUTH STATE (TIN: 12-309-
   0001) FROM COMMERCIAL (C-2) TO COMMERCIAL-RESIDENTIAL (C-R)

   RECOMMENDATION: Approve Ordinance 2017-02 approving a rezone request for property
   located at 1129 South State Street (TIN: 12-309-0001) from Commercial (C-2) to Commercial-
   Residential (C-R) and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF THE AWARD OF BIDS FOR PLAYGROUND
   EQUIPMENT

   BACKGROUND: Staff solicited proposals from vendors interested in designing playground
   equipment in eight locations throughout the City. Seven of the playgrounds are being funded by
   the PARAT Tax and the other through the General Fund. Six vendors submitted proposals to
   complete the work and a selection committee reviewed and scored those proposals. Staff is
   recommending that six of the projects be awarded to Big T Recreation and two be awarded to
   Garrett and Company. The total cost for the projects is $350,000.

   RECOMMENDATION: Approve the award of bids for playground design and purchase to Big T
   Recreation for North Steed Park, Train Watch Park, Fisher Park, Barlow Park, Island View Park,
   and Central Park; and to Garrett and Company for the 200 South Park and Cornerstone Park for a
   total project cost of $350,000 and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF THE LICENSE AGREEMENT WITH THE UNITED
   STATES AIR FORCE FOR MONITORING WELLS

   BACKGROUND: The United States Air Force has monitoring wells throughout the City to
   conduct groundwater and soil testing in connection with the groundwater monitoring project. The
   agreement allows the Air Force to locate and maintain the groundwater monitoring wells. The Air
Force is proposing adding two additional wells within the City and abandoning one of the injection wells.

**RECOMMENDATION:** Approve the License Agreement with the US Air Force for monitoring wells and authorize the Mayor’s signature to any necessary documents.

8. **CONSIDER APPROVAL OF RESOLUTION 2017R-03 AUTHORIZING AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY TO ADMINISTER A BY-MAIL ELECTION FOR THE 2017 MUNICIPAL PRIMARY AND GENERAL ELECTIONS**

**BACKGROUND:** The City will be conducting its 2017 Municipal Election as a by-mail election. The City will need to contract with the Davis County Clerk’s office for assistance in administering the by-mail elections.

**RECOMMENDATION:** Approve Resolution 2017R-03 authorizing an Interlocal Agreement with Davis County to administer a by-mail election for the 2017 Municipal Primary and General Elections 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**

Dated this 23rd day of February, 2017.

/s/Nancy R. Dean, 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.