

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
March 7, 2017 – WORK AND SPECIAL 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 Development Agreement with Clearfield Station Apartments, LLC, located at Approximately 1250 South State Street

Discussion on an Intersection Improvements Agreement with TGC Clearfield Station Apartments, LLC (“TGC”) located at Approximately 1250 South State Street

Discussion on a Reimbursement Agreement for Project Improvements with Clearfield Station Apartments, LLC, located at Approximately 1250 South State Street

Discussion on the 2016 Municipal Wastewater Planning Program Report

Discussion on Establishing a Clearfield City Youth Advisory Commission

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

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

**6:30 P.M. - SPECIAL SESSION**

CALL TO ORDER:

Mayor Shepherd

**PUBLIC HEARING:**

1. **PUBLIC HEARING TO CONSIDER A REZONE OF A PORTION OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137) FROM COMMERCIAL (C-2) AND MANUFACTURING (M-1) TO RESIDENTIAL MULTI-FAMILY, WITH A SPECIAL PURPOSE OVERLAY (R-3-SP) - CONTINUED**

**BACKGROUND:** The Thackeray Garn Company (TGC) Clearfield Station Apartments, LLC, is developing a portion of the Clearfield Station property located at approximately 1250 South State.

The project requires a zone change for 9.76 acres of the property from Commercial (C-2) and Manufacturing (M-1) to Residential Multi-Family, with a Special Purpose Overlay (R-3-SP) to facilitate the development of the project. This public hearing is being continued from a previous special session held on Tuesday, February 21, 2017. The start time for the public hearing may be slightly delayed to allow the City Council adequate time to conclude portions of the work session noted above.

RECOMMENDATION: Receive public comment and close the public hearing.

***SCHEDULED ITEMS:***

2. CONSIDER APPROVAL OF ORDINANCE 2017-03 REZONING A PORTION OF THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TIN: 12-066-0137) FROM COMMERCIAL (C-2) AND MANUFACTURING (M-1) TO RESIDENTIAL MULTI-FAMILY WITH A SPECIAL PURPOSE OVERLAY (R-3-SP), AUTHORIZING THE ASSOCIATED DEVELOPMENT AGREEMENT WITH CLEARFIELD STATION APARTMENTS, LLC, AND, AUTHORIZING THE INTERSECTION IMPROVEMENTS AGREEMENT WITH TGC CLEARFIELD STATION APARTMENTS, LLC (“TGC”)

BACKGROUND: The Clearfield Station Apartments project consists of 216 apartments in nine buildings (24 units per building), plus a clubhouse. The development was previously considered Phase 1-B of the now invalid Clearfield Station Master Development Plan. Land use approvals for this project (plat, zoning, and site plan) are either already complete or in progress. Allowing the limited project to move forward frees up the remainder of the Clearfield Station property for other uses.

Also, the original Master Development Plan for Clearfield Station included the reconfiguration of 1000 East, creating two new intersections with State Street. Since those intersections will not be constructed at this point, the purpose of the Intersection Improvements Agreement is to establish The Thackeray Garn Company’s (“TGC’s”) responsibility for sharing in the cost of those future intersections. TGC’s proportionate share, based on its percentage of the total Clearfield Station acreage, is 13.96 percent. The agreement also includes provisions for the possibility that other funding (State funds and/or tax increment) may cover some or all of the cost of the improvements, as well as the possibility that alternative improvements may be decided upon, eliminating the need for the two new intersections.

RECOMMENDATION: Approve Ordinance 2017-03 rezoning a portion of the property located at approximately 1250 South State Street (TIN: 12-066-0137) from Commercial (C-2) and Manufacturing (M-1) to Residential Multi-family with a Special Purpose Overlay (R-3-SP), authorize the associated development agreement with Clearfield Station Apartments, LLC, authorize the Intersection Improvements Agreement with TGC Clearfield Station Apartments, LLC (“TGC”); and, authorize the Mayor’s signature to any necessary documents.

3. CONSIDER APPROVAL OF THE REIMBURSEMENT AGREEMENT FOR PROJECT IMPROVEMENTS WITH CLEARFIELD STATION APARTMENTS, LLC, PROVIDING FOR A PARTIAL REIMBURSEMENT OF INFRASTRUCTURE COSTS THAT MAY BENEFIT FUTURE DEVELOPERS

BACKGROUND: Part of the Clearfield Station Apartments project is the construction of Boxcar Drive (on the west side) and Express Drive (on the south side), with certain water, sewer, and storm drain lines within those rights-of-way. Because those improvements may also benefit future developers on the other side of the street, the agreement provides the developer with the opportunity to be reimbursed for a portion of its costs when that future development occurs.

RECOMMENDATION: Approve the Reimbursement Agreement for Project Improvements with Clearfield Station Apartments, LLC, and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2017R-04 AFFIRMING THE CITY COUNCIL REVIEWED THE 2016 MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT FOR CLEARFIELD CITY

BACKGROUND: Utah Department of Environmental Quality has asked the City Council to review and consider Clearfield's Municipal Wastewater Planning Program Report for 2016. This resolution affirms the Council reviewed and considered the report.

RECOMMENDATION: Approve Resolution 2017R-04 affirming that the City Council reviewed and considered the Municipal Wastewater Planning Program Report for Clearfield City and authorize the Mayor's signature to any necessary documents.

**\*\*COUNCIL MEETING ADJOURN\*\***

Dated this 3<sup>rd</sup> day of March, 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.