

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 28, 2018 – 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. CDRA WORK SESSION

Discussion on the Creation of the Lifetime Community Reinvestment Area

****ADJOURN AS THE CDRA AND IMMEDIATELY RECONVENE
AS THE CITY COUNCIL IN A WORK SESSION ****

CITY COUNCIL WORK SESSION

Discussion on Participation with the Gardner Food Pantry Located at 245 North 1000 West

Discussion on the Public Art Ordinance

(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:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd
Councilmember Peterson
July 10, 2018 – Work Session
July 31, 2018 – Work Session
August 7, 2018 – Work Session
August 14, 2018 – Policy Session
August 16, 2018 – Neighborhood Party

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST TO REZONE PROPERTY LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER FROM M-1 (MANUFACTURING) TO P-F (PUBLIC FACILITIES)**

BACKGROUND: Syracuse City is in need of replacing its existing water towers that are located in the Freeport Center due to growth demands. To do so, Syracuse needs additional land and will be performing a lot line adjustment with a portion of property to the east of the current water

tower property in order to have a larger, buildable area. Syracuse would like to rezone the project area to the Public Facilities (P-F) zone to better accommodate the expansion of the public facilities at this location. The rezone will allow greater flexibility and greater heights for the towers subject to conditional use permit approval and is consistent with the land use of the property. The Planning Commission held a public hearing on August 1, 2018 and is recommending approval.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST TO REZONE PROPERTY LOCATED AT 788 SOUTH 2000 EAST FROM C-2 (COMMERCIAL) TO D-R (DOWNTOWN REDEVELOPMENT)

BACKGROUND: This property is located north of the AAA office building and east of the Sundowner Condominiums along State Route 193. The applicants intend to develop a mixed use project which would include high density residential and a commercial office space. The property's current C-2 zone would not permit a mixed use component so the D-R zone would be more appropriate. The Planning Commission held a public hearing on August 1, 2018 and is recommending approval.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST TO AMEND TITLE 11, CHAPTER 11D OF THE CLEARFIELD CITY CODE TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DWELLINGS IN THE M-1 ZONE UNDER CERTAIN CONDITIONS

BACKGROUND: The applicant has an existing property in the M-1, Manufacturing, zone that has a residence and an auto repair shop. According to the applicant, the use of the property for those purposes was previously allowed as legal non-conforming prior to a sewer line flood that caused a disruption in that activity. The applicant is requesting a text amendment to the manufacturing zone that would permit the use. The Planning Commission held a public hearing on August 1, 2018 and is recommending approval by a split vote with the Chair breaking the tie.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

5. CONSIDER APPROVAL OF ORDINANCE 2018-12 REZONING PROPERTY LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER FROM M-1 (MANUFACTURING) TO P-F (PUBLIC FACILITIES)

RECOMMENDATION: Approve Ordinance 2018-12 rezoning property located at approximately F Street and 3rd Street in the Freeport Center from M-1 (Manufacturing) to P-F (Public Facilities) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR WATER TOWER SUBDIVISION LOCATED AT APPROXIMATELY F STREET AND 3RD STREET IN THE FREEPORT CENTER

BACKGROUND: Syracuse City is proposing to adjust a lot line on its property where its water tower currently sits to expand its operations. Syracuse would be constructing two new water towers to service the needs of its residents. The Planning Commission heard this item on August 1, 2018 and is recommending approval with conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for Water Tower Subdivision located at approximately F Street and 3rd Street in the Freeport Center with the conditions as recommended by the Planning Commission on August 1, 2018; and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2018-13 REZONING PROPERTY LOCATED AT 788 SOUTH 2000 EAST FROM C-2 (COMMERCIAL) TO D-R (DOWNTOWN REDEVELOPMENT)

RECOMMENDATION: Approve Ordinance 2018-13 rezoning property located at 788 South 2000 East from C-2 (Commercial) to D-R (Downtown Redevelopment) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF 2018-14 AMENDING TITLE 11, CHAPTER 11D OF THE CLEARFIELD CITY CODE TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DWELLINGS IN THE M-1 ZONE UNDER CERTAIN CONDITIONS

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2018-14 amending Title 11, Chapter 11D of the Clearfield City Code to allow for single family residential dwellings in the M-1 zone under certain conditions.
2. Deny Ordinance 2018-14 amending Title 11, Chapter 11D of the Clearfield City Code to allow for single family residential dwellings in the M-1 zone under certain conditions.
3. Table consideration of Ordinance 2018-14 amending Title 11, Chapter 11D of the Clearfield City Code to allow for single family residential dwellings in the M-1 zone under certain conditions and set additional time to consider the request.

9. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR CLEARFIELD JUNCTION LOCATED AT APPROXIMATELY 52 SOUTH MAIN, 17 NORTH MAIN, 75 NORTH MAIN, AND 101 NORTH MAIN

BACKGROUND: The applicant is requesting final subdivision plat approval for the proposed 5-lot subdivision titled Clearfield Junction. The proposed subdivision will rearrange the existing properties and rededicate property lines and utility easements for future phased development. The Planning Commission heard this item on August 1, 2018 and is recommending approval with conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for Clearfield Junction located at approximately 52 South Main, 17 North Main, 75 North Main, and 101 North Main with the conditions as recommended by the Planning Commission on August 1, 2018; and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2018R-11 APPROVING AMENDMENT #2 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN CLEARFIELD CITY AND UCAN (UTAH COMMUNICATIONS AGENCY NETWORK) ALLOWING T-MOBILE TO CO-LOCATE ON THE UCAN TOWER EAST OF THE CLEARFIELD COMMUNITY ARTS CENTER

BACKGROUND: Clearfield City owns land east of the Clearfield Community Arts Center that is used by UCAN (Utah Communications Agency Network) for a radio tower and all the associated equipment. T-Mobile wishes to co-locate on the radio tower to improve its service to customers. Amendment #2 allows that to take place and sets forth how revenues will be shared.

RECOMMENDATION: Approve Resolution 2018R-11 approving Amendment #2 to the Interlocal Cooperation Agreement between Clearfield City and UCAN allowing T-Mobile to co-locate on the UCAN tower east of the Clearfield Community Arts Center 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 COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM JUNE 19, 2018 WORK SESSION AND THE JUNE 26, 2018 POLICY SESSION

2. CONSIDER APPROVAL OF RESOLUTION 2018R-03 DESIGNATING THE PROPOSED LIFETIME PRODUCTS COMMUNITY REINVESTMENT PROJECT AREA (CRA), AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY CONSULTANTS, STAFF AND COUNSEL

BACKGROUND: In October 2017 staff presented an option for incentivizing Lifetime Products to build its new proposed distribution center in Clearfield. The CDRA Board instructed staff to pursue the creation of a new Community Reinvestment Area (CRA) so a tax increment incentive could be offered to Lifetime. The attached resolution authorizes preparation of the project area plan and budget for the CRA.

RECOMMENDATION: Approve Resolution 2018R-03 designating the proposed Lifetime Products Community Reinvestment Project Area (CRA), authorizing the preparation of a draft Community Reinvestment Project Area Plan and budget, and authorizing and directing all necessary actions by the agency consultants, staff, and counsel; and authorize the Chair's signature to any necessary documents.

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

Dated this 22nd day of August, 2018.

/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.