

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
December 11, 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. WORK SESSION
Police Chief Candidate Presentation

Discussion on Planning Commission Appointment

Discussion on a Rezone Request by Craig North to Rezone Property Located at Approximately 1295 West 300 North (TIN: 12-024-0014) from A-1 (Agricultural) to R-2 (Residential)

Discussion on a Requests by Kim Keller to Amend the City's General Plan from Residential to Commercial and to Rezone from R-1-8 (Single-family Residential) to C-2 (Commercial) for Property Located at Approximately 755 East 200 South (TIN: 12-002-0015)

Discussion on the 2018 Year End Review and 2019 Council Priorities

Discussion on the Weber State Public Relations Campaign – Guerrilla Marketing

(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

November 20, 2018 – Community Networking Meeting

November 27, 2018 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION ON THE CITY'S FUTURE LAND USE MAP FROM RESIDENTIAL TO COMMERCIAL FOR THE PROPERTY LOCATED AT 755 EAST 200 SOUTH (TIN: 12-002-0015)**

BACKGROUND: Kim Keller, applicant, is requesting an amendment to the City's General Plan and Future Land Use Map for approximately 1.35 acres located at approximately 755 East 200 South. The request for a General Plan amendment is to allow the applicant to proceed with a rezone to make the zoning more consistent with the use of the property. The Planning Commission reviewed the request at its meeting on December 5, 2018 and recommended approval.

RECOMMENDATION: Receive public comment.

2. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR THE PROPERTY LOCATED AT 755 EAST 200 SOUTH (TIN: 12-002-0015) FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (COMMERCIAL)**

BACKGROUND: Kim Keller, applicant, is requesting a rezone for approximately 1.35 acres located at approximately 755 East 200 South. The request would rezone the property from R-1-8 (Single-family Residential) to C-2 (Commercial) to make the zoning more consistent with the use of the property. The Planning Commission reviewed the request at its meeting on December 5, 2018 and recommended approval.

RECOMMENDATION: Receive public comment.

3. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE STREET VACATION IN THE VICINITY OF 700 SOUTH AND 1000 EAST**

BACKGROUND: As part of future development of the site at approximately 700 South and 1000 East, Maverik is requesting to vacate the street right-of-way directly north of 700 South and east of 1000 East. The right-of-way provides access to water, sewer, and natural gas lines located within its boundary. Maverik is proposing a twenty foot (20') public utility easement in place of the right-of-way to allow continual access to the utilities. The proposed public utility easement would be located under landscaping or the parking lot area and no structures are allowed to be constructed over any utility easement to ensure access for maintenance and repairs.

RECOMMENDATION: Receive public comment.

4. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR THE PROPERTY LOCATED AT 1295 WEST 300 NORTH (TIN: 12-024-0014) FROM A-1 (AGRICULTURAL) TO R-2 (MULTI-FAMILY RESIDENTIAL)**

BACKGROUND: The applicant, Craig North, is requesting a rezone for 2.06 acres located at approximately 1295 West 300 North. The request would rezone the property from A-1 (Agricultural) to R-2 (Multi-family Residential) to develop the property with townhomes or with

a smaller lot single-family development. The Planning Commission reviewed the request at its meeting on December 5, 2018 and recommended denial.

RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT LOT 2 FOR DOLLAR TREE SUBDIVISION LOCATED AT APPROXIMATELY 585 NORTH MAIN STREET

BACKGROUND: The applicant has requested this public hearing and subsequent action be tabled until Tuesday, January 22, 2019.

RECOMMENDATION: Table the Public Hearing until January 22, 2019.

6. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT FOR WEST SQUARE SUBDIVISION LOCATED AT APPROXIMATELY 875 SOUTH DEPOT STREET

BACKGROUND: The West Square development is a 142 residential multi-family development that was originally approved as apartments, but has since been proposed to be developed as condominiums. This request is to amend the subdivision plat to create residential condominium units for Buildings B and C of the multi-family development. Condominium plats also require the review and approval of the building official because the conversion of the apartments to condominiums must meet specific building code standards. The Planning Commission reviewed the request at its meeting on November 7, 2018 and recommended approval.

RECOMMENDATION: Receive public comment.

7. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE LARSEN COMMERCIAL SUBDIVISION, LOT 2, SECOND AMENDMENT SUBDIVISION PLAT LOCATED AT APPROXIMATELY 325 WEST ANTELOPE DRIVE

BACKGROUND: Cameron Winqvist, applicant, is requesting an amendment to the existing Larsen Commercial Subdivision that would subdivide the existing lot into two (2) new lots. The proposal would split the existing Lot 2A into two new lots and would not vacate or amend any existing utility easements, access points, or public rights-of way. Both lots will continue to be served by the existing infrastructure in place and will benefit from the existing twenty-five (25) foot ingress and egress easement located along the center of the common driveway and parking area.

RECOMMENDATION: Receive public comment.

PRESENTATION:

8. PRESENTATION OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDING JUNE 30, 2018

BACKGROUND: Heather Christopherson of Ulrich and Associates, P.C. will be present to review Clearfield City's Comprehensive Annual Financial Report (CAFR) for the year ending June 30, 2018 and to address any questions the Mayor and Council may have concerning the report.

SCHEDULED ITEMS:

9. **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.

10. **CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF AN INDIVIDUAL TO THE PLANNING COMMISSION**

BACKGROUND: Planning Commissioner Michael Britton resigned and moved from the City creating a vacancy for a regular member. Mayor Shepherd recommends appointing Ruth Jones, alternate member, to fill the vacancy. The City will advertise for the alternate position vacancy created following this appointment.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Ruth Jones as a regular member of the Planning Commission with a term expiring February 2021, and authorize the Mayor's signature to any necessary documents.

11. **CONSIDER APPROVAL OF ORDINANCE 2018-31 AMENDING THE CITY'S GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION FROM RESIDENTIAL TO COMMERCIAL FOR PROPERTY LOCATED AT 755 EAST 200 SOUTH (TIN: 12-00-0015)**

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

1. Approve Ordinance 2018-31 amending the City's General Plan Future Land Use Map by changing the land use classification from Residential to Commercial for property located at 755 East 200 South and authorize the Mayor's signature to any necessary documents.
2. Deny Ordinance 2018-31 amending the City's General Plan Future Land Use Map by changing the land use classification from Residential to Commercial for property located at 755 East 200 South.
3. Table consideration of Ordinance 2018-31 amending the City's General Plan Future Land Use Map by changing the land use classification from Residential to Commercial for property located at 755 East 200 South and set additional time to consider the request.

12. CONSIDER APPROVAL OF ORDINANCE 2018-28 REZONING PROPERTY LOCATED AT 755 EAST 200 SOUTH (TIN: 12-002-0015) FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (COMMERCIAL)

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

1. Approve Ordinance 2018-28 rezoning property located at 755 East 200 South from R-1-8 (Single-family Residential) to C-2 (Commercial) and authorize the Mayor's signature to any necessary documents.
2. Deny Ordinance 2018-28 rezoning property located at 755 East 200 South from R-1-8 (Single-family Residential) to C-2 (Commercial).
3. Table consideration of Ordinance 2018-28 rezoning property located at 755 East 200 South from R-1-8 (Single-family Residential) to C-2 (Commercial) and set additional time to consider the request.

13. CONSIDER APPROVAL OF ORDINANCE 2018-29 VACATING A STREET IN THE VICINITY OF 700 SOUTH 1000 EAST

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

1. Approve Ordinance 2018-29 vacating a street in the vicinity of 700 South 1000 East and authorize the Mayor's signature to any necessary documents.
2. Deny Ordinance 2018-29 vacating a street in the vicinity of 700 South 1000 East.
3. Table consideration of Ordinance 2018-29 vacating a street in the vicinity of 700 South 1000 East and set additional time to consider the request.

14. CONSIDER APPROVAL OF ORDINANCE 2018-30 REZONING PROPERTY LOCATED AT 1295 WEST 300 NORTH FROM A-1 (AGRICULTURAL) TO R-2 (MULTI-FAMILY RESIDENTIAL)

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

1. Approve Ordinance 2018-30 rezoning property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential) and authorize the Mayor's signature to any necessary documents.
2. Deny Ordinance 2018-30 rezoning property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential).
3. Table consideration of 2018-30 rezoning property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential) and set additional time to consider the request.

15. CONSIDER APPROVAL OF AMENDMENTS TO THE WEST SQUARE SUBDIVISION PLAT LOCATED AT APPROXIMATELY 875 SOUTH DEPOT STREET (TIN: 12-850-0001)

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

1. Approve amendments to the West Square Subdivision Plat located at approximately 875 South Depot (TIN: 12-850-0001) with the conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.
2. Deny amendments to the West Square Subdivision Plat located at approximately 875 South Depot (TIN: 12-850-0001).
3. Table consideration of amendments to the West Square Subdivision Plat located at approximately 875 South Depot (TIN: 12-850-0001) and set additional time to consider the request.

16. CONSIDER APPROVAL OF AMENDMENTS TO THE LARSEN COMMERCIAL SUBDIVISION PLAT LOT 2 LOCATED AT APPROXIMATELY 325 WEST ANTELOPE DRIVE (TIN: 12-809-0001)

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

1. Approve amendments to the Larsen Commercial Subdivision Plat Lot 2 located at approximately 325 West Antelope Drive (TIN: 12-809-0001) with the conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.
2. Deny amendments to the Larsen Commercial Subdivision Plat Lot 2 located at approximately 325 West Antelope Drive (TIN: 12-809-0001).
3. Table consideration of amendments to the Larsen Commercial Subdivision Plat Lot 2 located at approximately 325 West Antelope Drive (TIN: 12-809-0001) and set additional time to consider the request.

17. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE 700 SOUTH MAVERIK SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH 1000 EAST (TINs: 09-017-0001, 09-017-0002, 09-017-0007, 09-017-0008, 09-017-0009, 09-017-0010, AND 09-017-0011)

BACKGROUND: The request combines the seven existing properties in the vicinity of 700 South 1000 East and creates a two (2) lot commercial subdivision. Lot 1 will be the future home of a new Maverik convenience store and Lot 2 will be provided for Dominion Energy to construct a new regulation facility. The proposed plat includes the vacation of a previous street right-of-way, provide a twenty (20) foot utility easement for access and maintenance of existing utilities. The Planning Commission reviewed the request at its meeting on December 5, 2018 and recommends approval.

RECOMMENDATION: Approve the final subdivision plat for the 700 South Maverik Subdivision located at approximately 700 South 1000 East (TINs: 09-017-0001, 09-017-0002, 09-017-0007, 09-017-0008, 09-017-0009, 09-017-0010, 09-017-0011) with the conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.

18. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE WOODWARD SUBDIVISION LOCATED AT 1350 EAST 700 SOUTH (TINs: 09-020-0015 and 09-020-0036)

BACKGROUND: The request includes two (2) existing commercial properties at the location of the existing Chevron gas station and JP's Auto Repair site. The proposed subdivision realigns the shared property line to be located at the rear of the convenience store to provide a clear separation between the two uses. Each lot includes the required perimeter easements to accommodate the existing utilities in the area. The Planning Commission reviewed the request at its meeting on December 5, 2018 and recommended approval.

RECOMMENDATION: Approve the final subdivision plat for the Woodward Subdivision located at 1350 East 700 South (TINs: 09-020-0015 and 09-020-0036) with the conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.

19. CONSIDER APPROVAL OF ADDENDUM 1 TO THE MEMORANDUM OF UNDERSTANDING (MOU) WITH LOTUS COMPANY FOR THE REDEVELOPMENT OF MABEY PLACE

BACKGROUND: In April 2018 the City Council and CDRA Board authorized staff to enter into an MOU with Lotus Company for the redevelopment of Mabey Place. Addendum 1 obligates the parties to continue the work outlined in the original MOU as well as taking the next steps toward the creation of Mabey Place. It further obligates the City and CDRA to pursue the creation of a Community Reinvestment Area (CRA) with eminent domain powers, the development of a site plan consistent with the Form Based Code, and to begin negotiating the terms of a comprehensive development agreement.

RECOMMENDATION: Approve Addendum 1 to the Memorandum of Understanding (MOU) with Lotus Company for the redevelopment of Mabey Place 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 COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM THE OCTOBER 9, 2018 POLICY SESSION AND THE OCTOBER 23, 2018 POLICY SESSION
2. CONSIDER APPROVAL OF ADDENDUM 1 TO THE MEMORANDUM OF UNDERSTANDING (MOU) WITH LOTUS COMPANY FOR THE REDEVELOPMENT OF MABEY PLACE

BACKGROUND: In April 2018 the City Council and CDRA Board authorized staff to enter into an MOU with Lotus Company for the redevelopment of Mabey Place. Addendum 1 obligates the parties to continue the work outlined in the original MOU as well as taking the next steps toward the creation of Mabey Place. It further obligates the City and CDRA to pursue the creation of a Community Reinvestment Area (CRA) with eminent domain powers, the development of a site plan consistent with the Form Based Code, and to begin negotiating the terms of a comprehensive development agreement.

RECOMMENDATION: Approve Addendum 1 to the Memorandum of Understanding (MOU) with Lotus Company for the redevelopment of Mabey Place and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE PURCHASE AND SALE AGREEMENT WITH DAVIS COUNTY FOR THE PROPERTIES LOCATED AT 562 SOUTH 1000 EAST AND APPROXIMATELY 1 NORTH MAIN STREET

BACKGROUND: The current Davis County Library located at 562 South 1000 East in Clearfield has been identified by Davis County as a building that needs to be replaced within the next two years. The County is interested in locating the new library on CDRA property located at approximately 1 North Main Street. The library would be a good addition to an increasingly vibrant Civic Center and the main corridor location would be an asset for residents. The agreement provides terms for the CDRA and Davis County to swap properties to facilitate the construction of the library at the new proposed location.

RECOMMENDATION: Approve the Purchase and Sale Agreement with Davis County for the properties located at 562 South 1000 East and approximately 1 North Main Street and authorize the Chair's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE LIBRARY LEASE AGREEMENT WITH DAVIS COUNTY FOR THE PROPERTY LOCATED AT 562 SOUTH 1000 EAST

BACKGROUND: If the Board approves the purchase and sale agreement with Davis County for the properties located at 562 South 1000 East and approximately 1 North Main Street, it will be necessary for the two entities to enter into a lease agreement for the property located at 562 South 1000 East until the new library is built and occupied by Davis County.

RECOMMENDATION: Approve the Library Lease Agreement with Davis County for the Property Located at 562 South 1000 East and authorize the Chair's signature to any necessary documents.

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

Dated this 6th day of December, 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.