

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
February 20, 2018 – WORK 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.

Clearfield City Hall
55 South State Street
Clearfield, UT 84015

6:00 P.M. WORK SESSION

Leaving Clearfield City Hall to Tour:

- 1) One West Apartments, 2112 West 3300 South, West Haven, Utah
- 2) Avanti Farmington Apartments, 736 West State Street, Farmington, Utah

****ADJOURN AS THE CITY COUNCIL ****

Dated this 14th day of February, 2018.

/s/Nancy R. Dean, City Recorder

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STAFF REPORT

TO: Mayor Shepherd and City Council
FROM: JJ Allen, City Manager
MEETING DATE: February 20, 2018
SUBJECT: Tour of Apartment Projects

RECOMMENDED ACTION

No action – tour and discussion only.

DESCRIPTION / BACKGROUND

The property at 1900 East 700 South (the former “Midtown Village” property) has long been intended for mixed-use development (as shown in the General Plan). The current owner of the property has been working for a couple years to come up with the right concept and mix of uses that will appeal to the City, but has not yet made any land use application for the development. The only action taken has been a subdivision plat to carve off the corner for an anticipated convenience store.

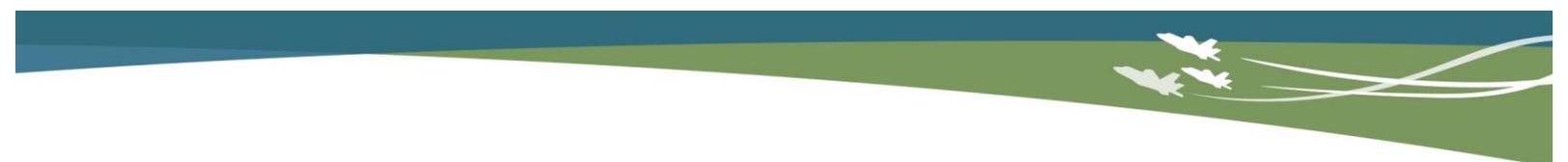
On a staff level, and with the involvement of Mayor Shepherd, we have engaged with the owner/developer on multiple occasions to provide feedback on their concept plans. Each iteration has shown residential development on the west, with commercial development on the east. To be honest, though there have been some attractive aspects to the proposals, none of the concept plans have been that “statement” we’ve been hoping for at this location. That has admittedly been difficult to articulate to the developer.

Consequently, staff is seeking guidance from the Council in three main areas:

1. How important is it to the Council that the apartment buildings be 4+ stories with elevators and structured parking?
2. What is an acceptable ratio of commercial area to residential area?
3. Is the Council open to allowing residential construction before commercial?

The developer will point out, and staff does not dispute, that the topography of the site (sloping from northeast to southwest) presents some challenges to development. Access to SR-193 is another issue over which we have no control.

The purpose of the tour is to give the Council exposure to a couple of projects similar to what the developer would like to propose, and to seek the Council’s willingness to entertain a land use application along those lines. The developer will be joining us onsite.



IMPACT

a. FISCAL

N/A

b. OPERATIONS / SERVICE DELIVERY

This is a high-profile property and an opportunity to make a real impact on the City's image, livability, and economy. Regarding the approval of a development concept, it is difficult to overstate the importance of "getting it right."

ALTERNATIVES

At this point, there are no alternatives to evaluate. However, the fundamental principle is that we don't want to settle for something and later wonder what might have been accomplished.

SCHEDULE / TIME CONSTRAINTS

There are no deadlines or time constraints applicable to the City at this time. The owner/developer would obviously like to move forward as soon as possible, to get a return on his investment.

LIST OF ATTACHMENTS

None