

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 23, 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

6:30 P.M. WORK SESSION

Discussion on the Conceptual Design for a Veterans' Monument and
New Amphitheater at Bicentennial Park

(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 Thompson
APPROVAL OF MINUTES: October 2, 2018 – Work Session

PRESENTATION:

1. **PRESENTATION OF THE YARD OF THE YEAR AWARDS**

BACKGROUND: The Parks and Recreation Commission selected the winners for the annual “Yard of the Year Contest.” Staff and Council are pleased to recognize the winners for doing their part in beautifying our community. Frances Willsey was selected as the first place winner, with Tim Tippets and Robert and Larue Hawthorn as runners up.

PUBLIC HEARINGS:

2. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTIES LOCATED AT 1017 EAST 700 SOUTH AND 1029 EAST 700 SOUTH (TINs: 09-017-0009, 09-017-0010, 09-017-0011) FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO C-2 (COMMERCIAL)**

BACKGROUND: Maverik owns six properties from 627 South to 700 South between 1000 East and the Interstate 15 southbound off ramp and is anticipating the development of a convenience store at the location. Three of the properties are currently zoned for commercial use but the others are zoned for residential use and need to be rezoned prior to the commencement of the project.

The request is consistent with the City's General Plan. The Planning Commission reviewed the rezone request at its meeting on October 3, 2018 and recommends approval.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO CITY CODE TITLE 11 CHAPTER 3 MAKING CHANGES TO DEFINITIONS FOR DAYCARE RESIDENTIAL AND DAYCARE FACILITY

BACKGROUND: Tania Jameson, applicant, is requesting a zoning text amendment that would increase the number of children allowed as part of a residential daycare. The Planning Commission heard the request at its meeting on October 3, 2018 and recommended the number of children allowed to be cared for at a Daycare Residential be increased from 8 to 12 and to allow Day Care Facility to be only for commercial uses.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO CITY CODE TITLE 11 CHAPTER 19 – FORM BASED CODE (FBC) THAT WOULD REDUCE VISITOR PARKING PERCENTAGES, OPEN SPACE/LANDSCAPING PERCENTAGES, AND THE SETBACK FOR BUILDINGS LOCATED ADJACENT TO PARCELS NOT LOCATED IN THE FBC AREA

BACKGROUND: John Seidel, applicant, owns two properties that have recently been rezoned to T-R (Town Residential) as part of the Downtown Clearfield Form Based Code area. Mr. Seidel is experiencing difficulty in developing his properties due to some of the development standards of the Form Based Code and the narrow shape of his properties. The desire is to develop a multi-family project with an office or commercial building fronting Main Street, which is consistent with the T-R zoning district. The Planning Commission reviewed the request at its meeting on October 3, 2018 and recommends approval.

RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO CITY CODE TITLE 11 CHAPTER 4 AND 5 MAKING CHANGES TO CONDITIONAL USE PERMIT REQUIREMENTS AND SITE PLAN REVIEW

BACKGROUND: Clearfield City's Land Use Ordinance outlines all organization, procedural, and development standards for the community. The proposed amendment is to update the procedural processes used for Conditional Use Permits and Site Plan Reviews to provide more clarity and simplify the process.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

6. 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.

7. CONSIDER APPROVAL OF ORDINANCE 2018-20 REZONING PROPERTY LOCATED AT APPROXIMATELY 1017 EAST 700 SOUTH AND 1029 EAST 700 SOUTH (TIN: 09-017-0009, 09-017-0010, AND 09-017-0011) FROM R-1-8 (RESIDENTIAL) TO C-2 (COMMERCIAL)

RECOMMENDATION: Approve Ordinance 2018-20 rezoning property located at approximately 1017 East 700 South and 1029 East 700 South (TIN: 09-017-0009, 09-017-0010, and 09-017-0011) from R-1-8 (Residential) to C-2 (Commercial) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2018-24 AMENDING TITLE 11, CHAPTER 3 – DEFINITIONS FOR DAYCARE RESIDENTIAL AND DAYCARE FACILITY OF THE CLEARFIELD CITY CODE

RECOMMENDATION: Approve Ordinance 2018-24 amending Title 11, Chapter 3 – Definitions for Daycare Residential and Daycare Facility of the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2018-23 AMENDING TITLE 11, CHAPTER 19 – FORM BASED CODE OF THE CLEARFIELD CITY CODE

RECOMMENDATION: Approve Ordinance 2018-23 amending Title 11, Chapter 19 – Form Based Code of the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF ORDINANCE 2018-21 AMENDING TITLE 11, CHAPTER 4 – CONDITIONAL USE PERMITS OF THE CLEARFIELD CITY CODE

RECOMMENDATION: Approve Ordinance 2018-21 amending Title 11, Chapter 4 – Conditional Use Permits of the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF ORDINANCE 2018-22 AMENDING TITLE 11, CHAPTER 5 – SITE PLAN REVIEW OF THE CLEARFIELD CITY CODE

RECOMMENDATION: Approve Ordinance 2018-22 amending Title 11, Chapter 5 – Site Plan Review of the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF RESOLUTION 2018R-13 AUTHORIZING THE INTERLOCAL COOPERATIVE AGREEMENT WITH SUNSET CITY FOR THE 800 NORTH STREET ROADWAY IMPROVEMENT PROJECT

BACKGROUND: Sunset City and Clearfield City, in conjunction with the Utah Department of Transportation (UDOT) are planning to reconstruct 800 North Street from North Main Street (SR-126) to 450 West Street. The project will include removal and replacement of the curb, gutter and sidewalk, sub-base, roadbase and asphalt roadway materials along with installation of handicap ramps, removal and replacement of the storm water collection system, replacement of the irrigation system and re-stripping the roadway. The Interlocal Cooperative Agreement acknowledges that the City desires to cooperate with Sunset City and outlines each city's responsibilities.

RECOMMENDATION: Approve Resolution 2018R-13 authorizing the Interlocal Cooperative Agreement with Sunset City for the 800 North Street Roadway Improvement Project and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF THE FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, CDRA AND CLEARFIELD JUNCTION FOR THE PROJECT COMMONLY KNOWN AS CLEARFIELD JUNCTION

BACKGROUND: The original Development Agreement for the Clearfield Junction project was entered into as of May 22, 2018. The agreement did not grant approvals nor any entitlements, but was meant as a precursor to any land use approvals; and as a mechanism to assist the developer in appropriately phasing the development of the project. The developer has six items which are not in compliance with the Form Based Code some as a result of the site topography, project configuration, and potential location of a new library. All items have been addressed and could be permitted through an addendum to the Development Agreement.

RECOMMENDATION: Approve the First Addendum to the Development Agreement between the City, CDRA and Clearfield Junction for the project commonly known as Clearfield Junction and authorize the Mayor's signature to any necessary documents.

14. CONSIDER APPROVAL OF THE BELLS OF PEACE PROCLAMATION IN REMEMBRANCE OF THE WORLD WAR I CENTENNIAL ARMISTICE

BACKGROUND: A century ago, 4.7 million American sons and daughters put on the uniform to serve our nation and the world in a global conflict during World War I. In 1918 on the 11th hour, of the 11th day, of the 11th month an armistice to the fighting was declared. In commemoration the World War One Centennial Commission has called upon all Americans to honor and remember those who served. This proclamation in remembrance of the Armistice calls upon the community to toll the bells on November 11, 2018 at 11:00 a.m.

RECOMMENDATION: Approve the Bells of Peace Proclamation in Remembrance of the World War I Centennial Armistice 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 OCTOBER 2, 2018 WORK SESSION
2. CONSIDER APPROVAL OF THE FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, CDRA AND CLEARFIELD JUNCTION FOR THE PROJECT COMMONLY KNOWN AS CLEARFIELD JUNCTION

BACKGROUND: The original Development Agreement for the Clearfield Junction project was entered into as of May 22, 2018. The agreement did not grant approvals nor any entitlements, but was meant as a precursor to any land use approvals; and as a mechanism to assist the developer in appropriately phasing the development of the project. The developer has six items which are not in compliance with the Form Based Code some as a result of the site topography, project configuration, and potential location of a new library. All items have been addressed and could be permitted through an addendum to the Development Agreement.

RECOMMENDATION: Approve the First Addendum to the Development Agreement between the City, CDRA and Clearfield Junction for the project commonly known as Clearfield Junction and authorize the Chair's signature to any necessary documents.

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

Dated this 18th day of October, 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.