

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 9, 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

Discussion on a Request to Rezone 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)

Discussion on a Zoning Text Amendment to City Code Title 11 Chapter 3 Making Changes to Definitions for Daycare Residential and Daycare Facility which would Allow More Children to be Cared for at a Residential Daycare

Discussion 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

Discussion on a Zoning Text Amendment to City Code Title 11 Chapters 4 and 5 Making Changes to Conditional Use Permit Requirements and Site Plan Review

(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 Roper

August 14, 2018 – Work Session

August 28, 2018 – Policy Session

August 28, 2018 – Work Session

September 4, 2018 – Work Session

September 11, 2018 – Policy Session

September 11, 2018 – Work Session

SCHEDULED ITEMS:

1. 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.

*****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 AUGUST 28, 2018 POLICY SESSION AND AUGUST 28, 2018 WORK SESSION

PUBLIC HEARINGS:

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE DRAFT PROJECT AREA PLAN AND BUDGET FOR THE LIFETIME PRODUCTS COMMUNITY REINVESTMENT AREA (CRA)

BACKGROUND: On August 28, 2018, the CDRA designated the proposed Lifetime Products Community Reinvestment Area (CRA) and authorized the preparation of a Draft Project Area Plan and budget. The draft Plan and budget provide, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Project Area. The draft Plan and budget also set forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of the City and other taxing entities. Lifetime Products is a nationally renowned company and anticipates the expansion of its operations within Clearfield City would create an estimated 150 new jobs for Davis County. Notice of the proposed project area has been provided as required by State Statute.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEM:

3. CONSIDER APPROVAL OF RESOLUTION 2018R-04 ADOPTING AN OFFICIAL PLAN FOR THE LIFETIME PRODUCTS COMMUNITY REINVESTMENT PROJECT AREA

RECOMMENDATION: Approve Resolution 2018R-04 adopting an Official Plan for the Lifetime Products Community Reinvestment Project Area and authorize the Chair's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2018R-05 ADOPTING THE PROJECT AREA BUDGET FOR THE LIFETIME COMMUNITY REINVESTMENT PROJECT AREA (CRA)

RECOMMENDATION: Approve Resolution 2018R-05 adopting the Project Area Budget for the Lifetime Community Reinvestment Project Area (CRA) and authorize the Chair's signature to any necessary documents.

5. CONSIDER APPROVAL OF THE PURCHASE AGREEMENT FOR THE SALE OF PROPERTY LOCATED IN THE VICINITY OF 17 NORTH MAIN, 75 NORTH MAIN, AND 52 SOUTH MAIN TO DG CONSTRUCTION FOR THE DEVELOPMENT OF CLEARFIELD JUNCTION

BACKGROUND: In May of this year the City entered into a Development Agreement with DG Construction for the future development of Clearfield Junction. Once the conditions precedent were met, the CDRA agreed to sell approximately four acres of property (not to include the 1.5 acres of frontage property reserved for the County library) to the developer for \$100,000.

RECOMMENDATION: Approve the purchase agreement for the sale of property located in the vicinity of 17 North Main, 75 North Main, and 52 South Main to DG Construction for the development of Clearfield Junction and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CDRA AND RECONVENE AS THE CITY COUNCIL****

CITY COUNCIL POLICY SESSION AGENDA cont'd

2. CONSIDER APPROVAL OF ORDINANCE 2018-18 ADOPTING AN OFFICIAL PLAN FOR THE LIFETIME PRODUCTS COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE

BACKGROUND: The Community Development and Renewal Agency (CDRA) will consider the adoption of the Project Area Plan for the Lifetime Products Community Reinvestment Project Area (CRA). The project area will assist Lifetime Products with the expansion of its operations in Clearfield. If approved by the CDRA, the City Council must consider approval of the Official Project Area Plan as well and direct that notice of the adoption be given as required by State Statute.

RECOMMENDATION: Approve Ordinance 2018-18 adopting an Official Plan for the Lifetime Products Community Reinvestment Project Area, as approved by the CDRA, and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA cont'd

6. CONSIDER APPROVAL OF RESOLUTION 2018R-06 ADOPTING AN AMENDMENT TO THE OFFICIAL PLAN FOR THE RDA #6 REDEVELOPMENT PROJECT AREA

BACKGROUND: If the CDRA Board and City Council approve the adoption of the Official Plan for the Lifetime Products Community Reinvestment Project Area (CRA), it will be necessary to amend RDA #6 by reducing its boundaries because the land designated for the Lifetime Products CRA is currently in RDA #6 Project Area. The reduction of its boundaries is limited to the proposed boundaries under consideration for adoption as the Lifetime Products CRA.

RECOMMENDATION: Approve Resolution 2018R-06 adopting an amendment to the Official Plan for the RDA #6 Redevelopment Project Area and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CDRA AND RECONVENE AS THE CITY COUNCIL****

CITY COUNCIL POLICY SESSION AGENDA cont'd

3. CONSIDER APPROVAL OF ORDINANCE 2018-19 ADOPTING AN AMENDMENT TO THE OFFICIAL PLAN FOR THE RDA #6 REDEVELOPMENT PROJECT AREA, IF APPROVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATE STATUTE

BACKGROUND: If the CDRA Board approves an amendment to the Official Plan for RDA #6 Redevelopment Project Area, it will be necessary for the City Council to consider approval of the amendment as well.

RECOMMENDATION: Approve Ordinance 2018-19 adopting an amendment to the Official Plan for the RDA #6 Redevelopment Project Area 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****

Dated this 4th 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.