

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 9, 2019 – 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 the Draft Council Rules of Order and Procedures

Discussion on the Fiscal Year 2020 Budget

(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:

March 19, 2019 – Work Session

March 26, 2019 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST FOR A ZONING TEXT AMENDMENT TO THE FORM BASED CODE (FBC) REGARDING THE BUILDING STEP BACK FOR MULTI-FAMILY RESIDENTIAL BUILDINGS**

BACKGROUND: The Downtown Clearfield Form Based Code (FBC) was adopted by the City Council in June 2018 as a means to develop and promote a walkable and vibrant downtown. As part of its adoption and implementation, the City Council and staff recognize that there may be a need to update it from time to time. Marvin Murri, applicant, has asked the Council to consider a change to the step back requirements on multi-family residential buildings. The Planning Commission held a public hearing on the request on March 20, 2019 and recommended denial because there was a desire to wait for recommendations from a consultant that is in the process of reviewing changes that might be meaningful for the entire FBC.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST FOR AN AMENDMENT TO THE MIDTOWN VILLAGE AT LEGEND HILLS SUBDIVISION – FIRST AMENDED PLAT LOCATED AT APPROXIMATELY 788 SOUTH 2000 EAST (TIN: 09-419-0102)

BACKGROUND: The request is to amend the Midtown Village at Legend Hills Subdivision – First Amended Plat by dividing the existing Lot 102 into two lots. The proposed amendment does not vacate or amend any existing utility easements, access points or public rights-of-way. The Planning Commission heard the request on March 20, 2019 and recommends approval subject to five conditions.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. 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.

4. CONSIDER APPROVAL OF ORDINANCE 2019-10 AMENDING THE FORM BASED CODE REGARDING THE BUILDING STEP BACK FOR MULTI-FAMILY RESIDENTIAL BUILDINGS

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

1. Approve Ordinance 2019-10 amending the Form Based Code (FBC) regarding the building step back for multi-family residential buildings and authorize the Mayor's signature to any necessary documents.
2. Deny Ordinance 2019-10 amending the Form Based Code (FBC) regarding the building step back for multi-family residential buildings as recommended by the Planning Commission.
3. Table consideration of Ordinance 2019-10 amending the Form Based Code (FBC) regarding the building step back for multi-family residential buildings and set additional time to consider the request.

5. CONSIDER APPROVAL OF AN AMENDMENT TO THE MIDTOWN VILLAGE AT LEGEND HILLS SUBDIVISION – FIRST AMENDED PLAT LOCATED AT APPROXIMATELY 788 SOUTH 2000 EAST (TIN: 09-419-0102)

RECOMMENDATION: Approve an amendment to the Midtown Village at Legend Hills Subdivision – First Amended Plat located at approximately 788 South 2000 East (TIN: 09-419-0102) with the five conditions recommended by the Planning Commission and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR LANDON’S CORNER LOCATED AT APPROXIMATELY 357 AND 343 WEST 300 NORTH

BACKGROUND: The developer is proposing a 16-unit townhome residential subdivision for the property located at approximately 357 and 343 West 300 North. The property is currently zoned R-3 (Multi-family Residential) which allows for the development of the townhome subdivision. The Planning Commission heard the request and recommends approval with eight conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for Landon’s Corner located at approximately 357 and 343 West 300 North with the eight conditions as recommended by the Planning Commission and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR’S PROPOSED REAPPOINTMENT OF EDEN BUSH AS THE YOUTH AMBASSADOR FOR THE PLANNING COMMISSION

BACKGROUND: In 2018, Mayor Shepherd and the City Council expressed a desire to engage a member of the Youth Commission with the opportunity to gain perspective by serving on the Planning Commission. The Planning Commission bylaws were amended to allow for the position as a one-year appointment with a possible one-year reappointment. Eden Bush has been serving as the Youth Ambassador for the Planning Commission for one year and has been an asset who comes prepared to discuss the items and provide unique and insightful thoughts and questions for each item considered. Staff recommends reappointing Eden Bush as the Youth Ambassador for the Planning Commission.

RECOMMENDATION: Approve and consent to the Mayor’s proposed reappointment of Eden Bush as the Youth Ambassador for the Planning Commission for one year and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF THE PUT/CALL OPTION AGREEMENT WITH LOTUS ACQUISITIONS, LLC TO FORMALIZE TERMS FOR THE ACQUISITION OF PROPERTY LOCATED AT 448 SOUTH STATE STREET

BACKGROUND: Lotus Acquisitions, LLC is in the process of purchasing the property located at 448 South State Street, adjacent to the property formerly known as the Clearfield Mobile Home Park. The City has a Memorandum of Understanding in place with Lotus Company to work toward the development of the properties. A development agreement has not yet been executed so the Put/Call Option Agreement provides terms that would address the disposition of the property at 448 South State Street should negotiations on a development agreement terminate without the execution of such.

RECOMMENDATION: Approve the Put/Call Option Agreement with Lotus Acquisitions, LLC to formalize terms for the acquisition of property located at 448 South State Street and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE CORNERSTONE PARK IMPROVEMENT PROJECT

BACKGROUND: The Cornerstone Park Improvement Project includes the development of a parking lot and restroom on the north end of Cornerstone Park located at the corner of Gordon and Main Street. Eight bids were received for the project and 3XL, Inc. provided the lowest responsible bid in the amount of \$118,599.52.

RECOMMENDATION: Approve the award of bid for the Cornerstone Park Improvement Project to 3XL, Inc. with the bid amount of \$118,599.52; with costs for contingency and the purchase and installation of the restroom in the amount of \$91,400.48, for a total project cost of \$210,000; 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 April, 2019.

/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.