

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
February 26, 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 Waste Collection and Recycling Rates

Discussion on the Interlocal Agreement with Davis County for Municipal Election Services

Discussion on Amendment No. 3 to the Interlocal Agreement with Davis County
for Animal Control Services

Discussion on the CDBG (Community Development Block Grant) One-Year Action Plan
for Program Year July 1, 2019 to June 30, 2020

*(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 Peterson

APPROVAL OF MINUTES:

January 8, 2019 – Work Session

January 22, 2019 – Policy Session

January 22, 2019 – Work Session

February 5, 2019 – Special Session

February 19, 2019 – Community Networking Meeting

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST TO REORGANIZE THE NORTH DAVIS FIRE DISTRICT (NDFD) FROM A SPECIAL SERVICE DISTRICT TO A LOCAL DISTRICT SERVICE AREA**

BACKGROUND: The Administrative Control Board for the NDFD passed a resolution on December 20, 2018 petitioning the City to consider taking all necessary measure to reorganize it from a special service district to a local district service area. The City Council approved

Resolution 2019R-01 expressing its intent to reorganize the NDFD and provided notice of the public hearing to receive public input. The proper noticing was completed as required by State Statute.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE APPROXIMATELY 56 ACRES LOCATED AT 1250 SOUTH STATE STREET KNOWN AS CLEARFIELD STATION (TINs:12-067-0139, 12-066-0138, 12-882-0001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007) FROM C-2 (COMMERCIAL) AND M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY) TO MU (MIXED USE)

BACKGROUND: Since 2013 the City has been working the Utah Transit Authority (UTA), property owner of approximately 56 acres located at 1250 South State Street, more commonly known as Clearfield Station. Many of the efforts to date have not materialized; consequently, UTA and the City collaborated with a consultant for the creation of a Station Area Plan. In order to help facilitate its further development as outlined in the Station Area Plan, it was proposed to rezone approximate 56 acres owned by UTA, referred to as the Clearfield Frontrunner Station, from C-2 (Commercial) and M-1-SP (Manufacturing with a Special Purpose Overlay) to MU (Mixed Use). On February 6, 2019, the Planning Commission reviewed and recommended its approval.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 15, PARAGRAPH 8, SECTION C AMENDING THE STANDARDS FOR ON PREMISE FREESTANDING SIGNS

BACKGROUND: The City has proposed amendments be made to Title 11, Chapter 15, Paragraph 8, Section C of the City Code to ensure the on premise freestanding signs comply with the City's clear vision regulations. It was also recommended language be included with additional design standards to promote high quality design and construction. On February 6, 2019, the Planning Commission reviewed and recommended its approval.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. 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.

5. CONSIDER APPROVAL OF ORDINANCE 2019-07 REZONING THE PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE (TINS: 12-067-0139, 12-066-0138, 12-882-0001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007) IN CLEARFIELD, DAVIS COUNTY, UTAH, FROM (C-2) COMMERCIAL AND (M-1-SP) MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY TO (MU) MIXED USE, WITH ITS ASSOCIATED “CLEARFIELD CONNECTED STATION AREA PLAN AND DESIGN GUIDELINES” SERVING AS A GUIDING DOCUMENT UNTIL SUCH TIME THAT A MASTER DEVELOPMENT PLAN AND AGREEMENT ARE FORMALLY APPROVED; AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY

RECOMMENDATION: Approve Ordinance 2019-07 rezoning the property located at approximately 1250 South State (TINs: 12-067-0139, 12-066-0138, 12-882-0001, 12-882-0004, 12-882-0005, 12-882-0006, 12-882-0007) in Clearfield, Davis County, Utah, from (C-2) Commercial and (M-1-SP) Manufacturing With A Special Purpose Overlay to (MU) Mixed Use, with its associated “Clearfield Connected Station Area Plan And Design Guidelines” serving as a guiding document until such time that a Master Development Plan and Agreement are formally approved; and amending the Clearfield City Zoning Map Accordingly; and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2019-06 AMENDING TITLE 11, CHAPTER 15, SECTION 8, PARAGRAPH C – LAND USE, SIGNS THAT REQUIRE A PERMIT OF THE CITY CODE

RECOMMENDATION: Approve Ordinance 2019-06 amending Title 11, Chapter 15, Section 8, Paragraph C – Land Use, Signs That Require A Permit of the City Code, and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2019-08 TO AMEND TITLE 2, CHAPTER 4, SECTIONS 5, 6, 7, AND 8 – REVENUE AND FINANCE, CITY DONATIONS OF THE CITY CODE

RECOMMENDATION: Approve Ordinance 2019-08 to amend Title 2, Chapter 4, Sections 5, 6, 7, and 8 – Revenue and Finance, City Donations of the City Code, and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF RESOLUTION 2019R-09 APPOINTING REPRESENTATIVES TO SERVE ON THE TAXING ENTITY COMMITTEE FOR PROJECT AREAS ESTABLISHED BY THE CITY’S COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

BACKGROUND: The Clearfield City Community Development and Renewal Agency (CDRA) has noticed the taxing entities of its intent to create a CRA for the Mabey Place Redevelopment. In order to comply with regulations of the Reinvestment Act, representatives need to be appointed within 30 days and adopted by resolution. Mayor Shepherd is recommending that he and

Councilmember Nike Peterson be appointed to the TEC and Councilmember Kent Bush be appointed as an alternative member.

RECOMMENDATION: Approve Resolution 2019R-09 appointing representatives to serve on the Taxing Entity Committee for Project Areas established by the City's Community Development and Renewal Agency, 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 21st day of February, 2019.

/s/Wendy Page, Deputy 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.