

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 14, 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.

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Pro Tem Peterson

OPENING CEREMONY:

Councilmember Roper

APPROVAL OF MINUTES:

February 5, 2019 Work Session

February 19, 2019 Work Session

April 16, 2019 Work Session

April 23, 2019 Policy Session

April 30, 2019 Work Session

PRESENTATION:

1. UPDATE FROM UTAH TRANSIT AUTHORITY (UTA) TRUSTEE BETH HOLBROOK ABOUT ITS CONTINUED PARTNERSHIP WITH THE CITY AND SERVICES OFFERED TO THE COMMUNITY

PUBLIC HEARING:

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING A PORTION OF THE PROPERTY (9.067 ACRES) LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0305 AND 09-341-0306) FROM COMMERCIAL TO RESIDENTIAL

BACKGROUND: The applicant is requesting an amendment to the City's General Plan Future Land Use Map for a portion of the property (9.067 acres) located at approximately 1300 South 2000 East. The request would change the designation of the property from Commercial to Residential and allow the applicant to build a luxury apartment community if approved along with the requested rezone. The Planning Commission reviewed the request at its meeting on April 17, 2019 and recommends its approval.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE A PORTION OF THE PROPERTY (9.067 ACRES) LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0305 AND 09-341-0306) FROM C-2 (COMMERCIAL) TO R-3-SP (RESIDENTIAL WITH A SPECIAL PURPOSE OVERLAY)

BACKGROUND: The applicant is requesting a rezone for a portion of the property (9.067 acres) located at approximately 1300 South 2000 East. The request would rezone the property from C-2 (Commercial) to R-3-SP (Residential with a Special Purpose Overlay) to allow for a density of twenty-five units to the acre. The applicant intends to develop an apartment community containing 225 luxury units. The Planning Commission reviewed the request on April 17, 2019 and recommends its approval.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A DONATION TO ASSIST THE WEST SIDE FOOD PANTRY LOCATED AT 245 NORTH 1000 WEST

BACKGROUND: The Gardner family residing at 245 North 1000 West started an operation to assist struggling families without sufficient financial resources to purchase groceries. The effort has evolved into a veritable food pantry that serves hundreds each week and is currently known as the Westside Food Pantry. The Gardner family requested the City's assistance with a donation of funds to help provide relief for the Pantry's fuel and landfill costs. The City Council indicated a desire to consider providing financial assistance once a necessary building permit was in place, a study was conducted, and a public hearing held. In accordance with the City's donations policy, a study was completed and a public hearing was set to receive public comment on the matter.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. 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.

6. CONSIDER APPROVAL OF ORDINANCE 2019-13 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FOR A PORTION (9.067 ACRES) OF THE PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0305 AND 09-341-0306) FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: Approve Ordinance 2019-13 amending the City's General Plan Future Land Use Map by changing the land use designation for a portion (9.067 Acres) of the property located at approximately 1300 South 2000 East (TINs: 09-341-0305 and 09-341-0306) from Commercial to Residential and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2019-14 REZONING A PORTION OF THE PROPERTY (9.067 ACRES) LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TIN: 09-341-0305 AND 09-341-0306) FROM C-2 (COMMERCIAL) TO R-3-SP (RESIDENTIAL WITH A SPECIAL PURPOSE OVERLAY)

RECOMMENDATION: Approve Ordinance 2019-14 rezoning a portion of the property (9.067 acres) located at approximately 1300 South 2000 East (TINs: 09-321-0305 and 09-341-0306) from C-2 (Commercial) to R-3-SP (Residential with a Special Purpose Overlay), and authorize the Mayor's signature to any necessary documents.

8. CONSIDER THE REQUEST BY THE WESTSIDE FOOD PANTRY FOR A DONATION TO ASSIST IN OFFSETTING COSTS ASSOCIATED WITH PROVIDING FOOD FOR STRUGGLING FAMILIES

RECOMMENDATION: Consider the request.

9. CONSIDER APPROVAL OF RESOLUTION 2019R-13 AUTHORIZING THE INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO THE RC WILLEY STORE LOCATED AT APPROXIMATELY 2205 NORTH 1400 WEST

BACKGROUND: Layton City has a proposed development known as RC Willey Home Furnishings located at approximately 2205 North 1400 West, which is contiguous to its common boundary with Clearfield. Layton does not have sanitary sewer readily available to the property so the applicant has requested the ability to connect into the existing Clearfield City sanitary sewer system on Legend Hills Drive. Clearfield and Layton have worked together to formulate an agreement that is acceptable to all parties and allows for the development of the retail store in Layton.

RECOMMENDATION: Approve Resolution 2019R-13 authorizing an Interlocal Agreement with Layton City to provide sanitary sewer service to RC Willey Home Furnishings located at approximately 2205 North 1400 West in Layton City; and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2019R-11 APPROVING THE FEDERAL AID AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGARDING THE EXTENSION OF 500 WEST STREET; 2000 SOUTH TO D STREET IN THE FREEPORT CENTER PIN 14843

BACKGROUND: Clearfield City as the lead agency, in conjunction with Syracuse City, applied and was awarded funding through the Wasatch Front Regional Council, Surface Transportation Funding for the construction of 500 West Street from approximately 2000 South to D Street in the Freeport Center. The project is being financed in part by federal-aid highway funds which require UDOT to oversee the federal aid project. The agreement describes the respective roles and requirements for both UDOT and the City to ensure compliance with the federal requirements for the receipt of federal funding for the project.

RECOMMENDATION: Approve Resolution 2019R-11 approving the Federal Aid Agreement with the Utah Department of Transportation (UDOT) regarding the extension of 500 West Street; 2000 South to D Street in the Freeport Center PIN 14843, and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2019R-12 REORGANIZING THE NORTH DAVIS FIRE DISTRICT AS A LOCAL DISTRICT SERVICE AREA

BACKGROUND: On December 20, 2018, the Administrative Control Board for the North Davis Fire District (NDFD) passed a resolution petitioning Clearfield City, as the Governing Authority for the NDFD, to consider taking all the necessary measures to reorganize it from a special service district to a local district service area. On January 8, 2019 the City Council approved Resolution 2019R-01 expressing intent to reorganize NDFD as a local district service area, provide notice of a public hearing, and receive input and other such matters. A public hearing was held on February 26, 2019 and no comments were received. Subsequently all of the area within the corporate limits of Sunset City, Utah, have been annexed into and is now a part of the NDFD; therefore, the City Council as the Governing Authority for the NDFD will consider approval of Resolution 2019R-12 to reorganize NDFD as a local district service area.

RECOMMENDATION: Approve Resolution 2019R-12 reorganizing the North Davis Fire District as a Local District Service Area, and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE 2019 ROADWAY SURFACE TREATMENT PROJECT

BACKGROUND: The City solicited bids for the 2019 Roadway Surface Treatment Project. The work consists of crack sealing; applying a slurry seal to various streets throughout the City; and applying slurry seal to some of the City's drives and parking lots along with restriping said streets and parking lots. The City received two bids and the lowest responsible bidder was Morgan Industries for the bid amount of \$698,961.50. Staff is recommending contingency and engineering costs of \$74,038.50 which would provide a total project cost of \$773,000.

RECOMMENDATION: Approve the award of bid for the 2019 Roadway Surface Treatment Project to Morgan Industries for the amount of \$698,961.50; approve funding for the project bid amount with contingency and engineering costs of \$74,038.50 for a total project cost of \$773,000; and authorize the Mayor's signature to any necessary documents.

13. CONSIDER ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2020 AND SET A PUBLIC HEARING FOR JUNE 11, 2019 TO RECEIVE PUBLIC INPUT ON THE BUDGET

BACKGROUND: The Tentative Budget as presented to the Council for adoption is a balanced budget for all funds. Presently, the certified tax rate has not been received from Davis County.

RECOMMENDATION: Adopt the tentative budget for fiscal year 2020 and set a public hearing on the budget for June 11, 2019 at 7:00 p.m.

14. FINANCIAL UPDATE ON THE 2019 FISCAL YEAR BUDGET

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 MINUTES FROM THE FEBRUARY 5, 2019 WORK SESSION, THE FEBRUARY 5, 2019 SPECIAL SESSION, THE APRIL 16, 2019 WORK SESSION, THE APRIL 23, 2019 POLICY SESSION, AND THE APRIL 30, 2019 WORK SESSION

SCHEDULED ITEM:

2. CONSIDER ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2020 AND SET A PUBLIC HEARING FOR JUNE 11, 2019 TO RECEIVE PUBLIC INPUT ON THE BUDGET

BACKGROUND: Staff has prepared a tentative budget for the CDRA for fiscal year 2020. The tentative budget as presented to the Board for adoption is a balanced budget.

RECOMMENDATION: Adopt the CDRA tentative budget for fiscal year 2020 and set a public hearing on the budget for June 11, 2019 at 7:00 p.m.

3. CONSIDER APPROVAL OF THE FAÇADE AND SITE IMPROVEMENT GRANT APPLICATION

BACKGROUND: The Façade and Site Improvement Program was designed to improve the overall appearance of Clearfield's Main Street/State Street corridor by providing an incentive for business owners to make investments that improve the visual appearance and condition of their property. For the selected 2019 applicant, the program provides grants up to \$50,000 for qualifying façade and or site improvements projects. Two

applications were submitted for consideration and staff is recommending Manuel's El Burrito as the recipient of the full \$50,000 for its proposed project.

RECOMMENDATION: Approve the award of the Façade and Site Improvement Grant to Manuel Gallegos Jr. Mansour, property owner of Manuel's El Burrito located at 1145 South State Street (\$50,000) contingent upon site plan approval and execution of grant agreements; and authorize the Chair's signature to any necessary documents.

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

Dated this 9th day of May, 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.