

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 28, 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

Update from the City's Property and Liability Insurance Carrier Olympus Insurance

Discussion on the Award of Bid for the 1450 South State Chelemes Utility Improvement Project

Discussion on the Building Materials and Colors for the Clearfield Junction Development

Quarterly Communications Update

(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:

May 7, 2019 – Work Session

May 14, 2019 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REQUEST FOR A ZONING TEXT AMENDMENT TO AMEND CITY CODE § 11-15-8F BILLBOARD REGULATIONS**

BACKGROUND: Recently a billboard was relocated to a commercially zoned property located at I-15 and 200 South adjacent to a single family residential neighborhood. Concerns were raised by residents that prompted the Council to direct staff to research standards that might protect residential areas from the impacts of billboards. The proposed amendments are the result of that study and review of other municipal codes and information provided by Scenic Utah.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT A REQUEST TO REZONE PROPERTY LOCATED AT APPROXIMATELY 90 WEST 200 SOUTH (TIN: 12-020-0062) FROM R-1-8 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL)

BACKGROUND: Kyle Weaver, applicant, requested a rezone of the property located at approximately 90 West 200 South from R-1-8 (Residential) to R-1-6 (Residential) in order to subdivide the property. The previous request to rezone the property to R-3 (Multi-family Residential) was denied by the City Council in July 2018. Since that decision, the General Plan was amended and now allows a greater use of the R-1-6 zone for single family residential infill development. The lot sizes for the R-1-6 zone would be comparable to the adjacent Wedgewood Estates Subdivision.

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 2019-16 AMENDING CITY CODE § 11-15-8F BILLBOARD REGULATIONS

RECOMMENDATION: Approve Ordinance 2019-16 amending City Code § 11-15-8F Billboard Regulations and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2019-15 REZONING PROPERTY LOCATED AT APPROXIMATELY 90 WEST 200 SOUTH (TIN: 12-020-0062) FROM R-1-8 (RESIDENTIAL) TO R-1-6 (RESIDENTIAL)

RECOMMENDATION: Approve Ordinance 2019-15 rezoning property located at approximately 90 West 200 South (TIN: 12-020-0062) from R-1-8 (Residential) to R-1-6 (Residential) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH BRAVADA 193, LLC FOR THE DEVELOPMENT OF THE PROPERTY LOCATED IN THE VICINITY OF 788 SOUTH 2000 EAST (TIN: 09-419-0102)

BACKGROUND: The applicant requested and received a conditional use permit to construct a 328-unit apartment development in the vicinity of 788 South 2000 East. The applicant intends to develop a mixed use project which would include high density residential, commercial space, and tie in with a proposed convenience store on the corner of 700 South and 2000 East. The property was rezoned from C-2 (Commercial) to D-R (Downtown Redevelopment) in August 2018. The applicant has requested modifications to the standards specifically for timing of the development

related to the commercial and residential and these along with parking requirements were addressed through the development agreement.

RECOMMENDATION: Approve the development agreement with Bravada 193, LLC for the development of the property located in the vicinity of 788 South 2000 East (TIN: 09-419-0102) subject to the completion of required land use and other agency requirements and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE AMENDED DEVELOPMENT AGREEMENT WITH HAMBLIN INVESTMENT GROUP, LLC FOR THE DEVELOPMENT OF KENSINGTON PLACE TOWNHOMES SUBDIVISION LOCATED AT 852 AND 880 SOUTH 550 EAST (TIN: 12-815-0001 AND 12-815-0002)

BACKGROUND: The Kensington Place Phase II Development Agreement was originally executed and recorded with the County on February 6, 2015. The agreement outlined the specific development and design standards for the subdivision. The Council recently approved an amendment to the subdivision plat for the expansion of the development to have six additional townhomes and a future office/storage space. A condition of approval was for the developer to amend the original development agreement to include the additional space of the subdivision and have it recorded in conjunction with the amended plat.

RECOMMENDATION: Approve the amended development agreement with Hamblin Investment Group, LLC for the development of Kensington Place townhomes subdivision located at 852 and 880 South 550 East (TIN: 12-815-0001 and 12-815-0002) 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 23rd 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.