

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
February 25, 2020 – 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

6:30 P.M. WORK SESSION

Update by the Davis County Commission

(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 Pro Tem Vern Phipps

OPENING CEREMONY:

Councilmember Roper

APPROVAL OF MINUTES:

January 21, 2020 – Work Session

January 28, 2020 – Work Session

February 4, 2020 – Work Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO TITLE 11, CHAPTER 11B - MOTOR VEHICLE SALES**

BACKGROUND: Motor Vehicle Sales is a conditional use in the C-2 (Commercial) Zone. On August 27, 2019, the City Council approved a temporary land use moratorium to allow time to perform a review of existing standards and determine if the establishment of new development standards and requirements for motor vehicle dealerships were necessary. Staff proposed amendments to Title 11, Chapter 11B which were reviewed by the Planning Commission on February 5, 2020. The Planning Commission recommended approval with three changes to the proposed language. The City Council also discussed this item in work session on February 18, 2020, and made some additional recommendations. The drafted ordinance includes all recommended changes from the Planning Commission and the City Council identified during meeting discussions.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTERS 8 AND 9 FOR LOT COVERAGE REGULATIONS OF ACCESSORY BUILDINGS IN A-1, A-2 (AGRICULTURAL), AND R-1 (RESIDENTIAL) ZONING DISTRICTS

BACKGROUND: In June 2016 there was a request for the City to evaluate setbacks for accessory buildings within the R-1 (Residential) Zone. The City Council approved an amendment to City Code in April of 2017 to remove accessory building standards from A-1, A-2 (Agricultural) and R-1 (Residential) Zones and create an accessory building and structures section in Title 11, Chapter 13 – Supplementary Regulations. Staff discovered conflicting accessory building standards specific to lot coverage and is proposing amendments to Title 11, Chapter 8 and 9 to remove conflicts and consolidate all accessory building standards into one chapter of City Code.

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 2020-06 AMENDING TITLE 11, CHAPTER 11, ARTICLE B, BY ENACTING REGULATIONS FOR MOTOR VEHICLE SALES

RECOMMENDATION: Approve Ordinance 2020-06 amending Title 11, Chapter 11, Article B, by enacting regulations for Motor Vehicle Sales and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2020-07 AMENDING TITLE 11, CHAPTERS 8A, 8B, 9A, 9B, AND 9C REGARDING REQUIREMENTS FOR LOT COVERAGE

RECOMMENDATION: Approve Ordinance 2020-07 Title 11, Chapters 8A, 8B, 9A, 9B, and 9C regarding requirements for Lot Coverage and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE FREEPORT COLD STORAGE SUBDIVISION LOCATED AT APPROXIMATELY 440 SOUTH MAIN STREET

BACKGROUND: The applicant is requesting to consolidate three parcels approximately 11.33 acres located at approximately 440 South Main Street into one lot. The Planning Commission reviewed this item at its meeting on February 5, 2020, and is recommending approval based on three conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the Freeport Cold Storage Subdivision located at approximately 440 South Main Street and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

Dated this 20th day of February, 2020.

/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.