

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
March 10, 2020 – POLICY SESSION  
*Amended: March 9, 2020*

*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 Interlocal Agreement with Syracuse City for Cost-Sharing of a Road Construction Project Located on 1000 West between Antelope Drive and State Road 193

Discussion on Amendments to Title 11, Chapter 11, Article D, Section 11 – Manufacturing Zone, Other Requirements; and Chapter 18 – Design Standards, by Amending Design Standards for the M-1 (Manufacturing) Zone

*(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 Thompson

APPROVAL OF MINUTES:

February 11, 2020 – Work Session

February 11, 2020 – Policy Session

February 25, 2020 – Work Session

February 25, 2020 – Policy Session

**PUBLIC HEARINGS:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING A SPECIFIC SET OF PROPERTIES IDENTIFIED IN THE CITY'S FORM BASED CODE LOCATED IN THE VICINITY OF THE CORRIDOR OF STATE ROUTE 126 (STATE AND MAIN STREET) FROM 800 NORTH TO 1000 SOUTH AND IN THE VICINITY OF THE CORRIDOR OF STATE ROUTE 193 (700 SOUTH) FROM 1000 EAST TO THE RAIL CORRIDOR**

**BACKGROUND:** On February 11, 2020 the City Council approved amendments to the Form Based Code. The zoning map of the Form Based Code was included with the amendments adopted, so in order to align the zoning districts, rezones are being considered for a specific set of

properties. The implementation of these zones comes as a result of a recommendation from the Downtown Clearfield Small Area Plan adopted by the Clearfield City Council in March of 2017 as well as part of the amendments to the Form Based Code.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO TITLE 11, CHAPTER 11D, SECTION 11F RELATED TO EXTERIOR BUILDING STANDARDS AND ENACTING MANUFACTURING AND INDUSTRIAL DEVELOPMENT STANDARDS TO TITLE 11, CHAPTER 18 IN THE CITY'S CODE

BACKGROUND: As part of the development and design of the proposed Lifetime Products Distribution building the project architect, Shane Sanders, has requested changes to the City's standards for industrial sites and buildings. The planning commission reviewed the request at its meeting on March 4, 2020, and is recommending approval.

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](mailto: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 2020-08 REZONING A SPECIFIC SET OF PROPERTIES IDENTIFIED IN THE CITY'S FORM BASED CODE LOCATED IN THE VICINITY OF THE CORRIDOR OF STATE ROUTE 126 (STATE AND MAIN STREET) FROM 800 NORTH TO 1000 SOUTH AND IN THE VICINITY OF THE CORRIDOR OF STATE ROUTE 193 (700 SOUTH) FROM 1000 EAST TO THE RAIL CORRIDOR

RECOMMENDATION: Approve Ordinance 2020-08 rezoning a specific set of properties identified in the City's Form Based Code located in the vicinity of the corridor of State Route 126 (State and Main Street) from 800 North to 1000 South and in the vicinity of the corridor of State Route 193 (700 South) from 1000 East to the rail corridor and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2020-09 AMENDING TITLE 11, CHAPTER 11, ARTICLE D, SECTION 11 – MANUFACTURING ZONE, OTHER REQUIREMENTS; AND CHAPTER 18 – DESIGN STANDARDS, BY AMENDING DESIGN STANDARDS FOR THE M-1 (MANUFACTURING) ZONE

RECOMMENDATION: Approve Ordinance 2020-09 amending Title 11, Chapter 11, Article D, Section 11 – Manufacturing Zone, Other Requirements; and Chapter 18 – Design Standards, by amending design standards for the M-1 (Manufacturing) zone and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR’S PROPOSED REAPPOINTMENTS OF BRETT McALLISTER TO THE PLANNING COMMISSION

BACKGROUND: Brett McAllister has been serving on the Planning Commission. He was appointed to fill a regular vacancy for the remaining term of Levi Lloyd which ended in February of 2020. Commissioner McAllister has gained great experience and his participation on the Commission has been beneficial to the Commission and community. Mayor Shepherd recommends reappointing Brett McAllister as a regular members of the Planning Commission for a term expiring February 2025.

RECOMMENDATION: Approve and consent to the Mayor’s reappointment of Brett McAllister as a regular member of the Planning Commission with a term expiring in February 2025; and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2020R-03 AUTHORIZING AMENDMENT NO. 4 TO THE INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR ANIMAL CONTROL SERVICES

BACKGROUND: Animal Care of Davis County provides animal control services for the City. This service is essential to the residents of Clearfield City in order to promote public health, safety and improve the City’s image and livability. Each year the services and fees are reviewed and the agreement amended as necessary. Amendment No. 4 increases the fee for the services for the 2020 calendar year.

RECOMMENDATION: Approve Resolution 2020R-03 authorizing Amendment No. 4 to the Interlocal Cooperation Agreement with Davis County for animal control services and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF RESOLUTION 2020R-04 AUTHORIZING THE INTERLOCAL COOPERATION AGREEMENT BETWEEN CLEARFIELD CITY AND SYRACUSE CITY REGARDING COST SHARING OF A ROAD CONSTRUCTION PROJECT FOR 1000 WEST

BACKGROUND: The road of 1000 West is shared between Syracuse City and Clearfield City in various locations. The road is in need of many improvements including road resurfacing, smoother transitions across the railroad tracks, new curb and gutter, new ADA-compliant pedestrian ramps on sidewalks, and a new asphalt surface treatment. The Interlocal Cooperation

Agreement with Syracuse City outlines the details of cost sharing for the road construction project along 1000 West.

RECOMMENDATION: Approve Resolution 2020R-04 authorizing the Interlocal Cooperation Agreement between Clearfield City and Syracuse City regarding cost sharing of a road construction project for 1000 West and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE TOWERS AT LEGEND HILLS CULINARY WATER AND STORM WATER PIPING PROJECT

BACKGROUND: Staff solicited bids to make upgrades to the City's Culinary Water System and add additional storm drain lines to the City's Storm Drain System for current and future growth. Seven companies provided bids and the lowest responsible bidder was Great Basin Development with a bid of \$428,129.

RECOMMENDATION: Approve the award of bid for the Towers at Legend Hills Culinary Water and Storm Water Piping Project to Great Basin Development from Mantua, Utah, for the bid amount of \$428,129.00, with contingency and engineering cost of \$86,625.80 for a total project cost of \$514,754.80; and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2020R-06 AUTHORIZING AND APPROVING A CONTRACT BETWEEN CLEARFIELD CITY AND UTAH INFRASTRUCTURE AGENCY (UIA) FOR THE DEPLOYMENT OF CITYWIDE FIBER TO THE PREMISES (FTTP) PROJECT

BACKGROUND: Staff recently solicited proposals to buildout a fiber system in Clearfield City. Three vendors responded. Staff reviewed the proposals and selected Utah Infrastructure Agency (UIA) for UTIOPIA Fiber as the highest scoring proposal.

RECOMMENDATION: Approve Resolution 2020R-06 authorizing and approving a contract between Clearfield City and Utah Infrastructure Agency (UIA) for the deployment of citywide fiber to the premises project and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2020R-05 AUTHORIZING AN INDUCEMENT RESOLUTION EXPRESSING INTENT TO ISSUE PRIVATE ACTIVITY BONDS TO LOTUS MARQ LLC FOR ITS DEVELOPMENT PROJECT LOCATED AT APPROXIMATELY 442 SOUTH STATE STREET

BACKGROUND: The City has entered into a Development Agreement with Lotus for redevelopment a portion of downtown Clearfield in the vicinity of 442 South State Street. In order to finance the acquisition and rehabilitation of the Lotus Project, the developer has asked the City to issue \$35,000,000 worth of PAB (Private Activity Bonds) to reimburse certain qualified expenditures incurred by the developer with respect to the acquisition and construction of the Project.

RECOMMENDATION: Approve Resolution 2020R-05 authorizing an Inducement Resolution expressing intent to issue Private Activity Bonds to Lotus Marq LLC for its development project

located at approximately 442 South State 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 9<sup>th</sup> day of March, 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.