

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 24, 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.

Pursuant to the State of Utah Public Health Order 2020-17, dated October 14, 2020, and in conjunction with the State of Utah's ongoing declaration of a statewide public health emergency, Mayor Shepherd made a written and verbal declaration on November 10, 2020, that results in the following: (1) the City is not providing an anchor location for City Council meetings, (2) Although no other physical meeting location will be available for the general public, the City Council may or may not appear in person at the City building subject to compliance to social distancing and mask requirements, (3) the public's participation in the City Council meeting may present a substantial risk to the health and safety of others, and (4) the public's participation in the City Council meeting will only be available through Zoom and/or Facebook Live.

The public wishing to provide comment during public meetings may do so by attending the Zoom meeting noticed on each agenda through the chat feature or by submitting comments on the Clearfield City webpage in advance at <http://www.clearfieldcity.org/notice>. The public is invited to monitor or listen to the open portions of the meeting electronically by following the instructions below.

Public Participation – Join Work Session Zoom Meeting
<https://us02web.zoom.us/j/86889514488>

Meeting ID: 868 8951 4488

Dial by your location
1 (669) 900 6833
1 (253) 215 8782

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Clearfield Station Master Development Plan and Agreement

Discussion on the 2020 Annual Moderate-Income Housing Report

Update on Utilities related to the Bravada 193 Project

(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

Public Participation – Join Policy Session Zoom Meeting
<https://us02web.zoom.us/j/82303790462>

Meeting ID: 823 0379 0462

Dial by your location
1 (669) 900 6833
1 (253) 215 8782

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Thompson

October 30, 2020 – Work Session

November 10, 2020 – Policy Session

PUBLIC HEARING:

If you wish to comment during the public comment portion of the public hearing or the open comment period the Zoom meeting chat will be open beginning at 7:00 p.m. and closing at 7:15 p.m. Written comments can also be submitted prior to the meeting by visiting <http://www.clearfieldcity.org/notice> until 5:00 p.m. on the date of the scheduled public hearing. Submitted comments related to the subject of the public hearings will be shared during the meeting for the record.

1. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON ZONING TEXT AMENDMENT (ZTA) 2020-100028 A REQUEST BY CLEARFIELD STATION PARTNERS, LLC, TO ADOPT THE MASTER DEVELOPMENT PLAN (MDP) FOR 56 ACRES LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TINs: 12-066-0138, 12-882-0001, 12-882-0005)

BACKGROUND: The 56 acres of property located at approximately 1250 South State Street is currently owned by the Utah Transit Authority and has been master planned as a Transit-Oriented Development (TOD). The property was conditionally rezoned to Mixed Use (MU) zone in February 2019, which requires the approval of a Master Development Plan for the project to be approved, executed, and recorded before development commences. The proposed Master Development Plan has been discussed and negotiated with the City. The Planning Commission heard the request at its public hearing on October 21, 2020 and recommends approval. The public hearing was opened on November 10, 2020 and continued until November 24, 2020 at 7:00 p.m.

RECOMMENDATION: Receive public comment.

Agenda Items will be addressed while the public comment portion of the public hearing and open comment period are open (7:00 p.m. to 7:15 p.m.) to allow sufficient time for the public to participate. Following the expiration of the public comment period at 7:15 p.m., the City

Council will close the public hearings and all public comments received will be read into the record prior to the Council deliberating on the items.

SCHEDULED ITEMS:

2. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic.

3. CONSIDER APPROVAL OF ORDINANCE 2020-14 APPROVING THE CLEARFIELD STATION MASTER DEVELOPMENT AGREEMENT (MDA) AND ADOPTING THE MASTER DEVELOPMENT PLAN (MDP) FOR PROPERTIES LOCATED AT APPROXIMATELY 1250 SOUTH STATE

RECOMMENDATION: Approve Ordinance 2020-14 approving the Clearfield Station Master Development Agreement (MDA) and adopting the Master Development Plan (MDP) for properties located at approximately 1250 South State; 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 19th day of November, 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.