

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 28, 2013 – REGULAR SESSION

Mission Statement: To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Review of the Hearing Officer's Findings, Conclusions and Recommendation for the Appeal
by a Participant in the Good Landlord Program
Discussion on Municipal Services Agreement with MIDA (Military Installation Development Area)
Discussion on the Pacific Park Storm Sewer Project
Discussion on the Pacific Park Plat Amendment
Discussion on the 2013 Municipal Election

*(Any items not 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. REGULAR SESSION

CALL TO ORDER:

Mayor Wood

OPENING CEREMONY:

Councilmember LeBaron

APPROVAL OF THE MINUTES:

April 2, 2013 – Work Session

May 7, 2013 – Work Session

May 14, 2013 – Work Session

May 14, 2013 – Regular Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE COMMENT ON AMENDING THE CITY'S
IMPACT FEE ORDINANCE**

BACKGROUND: Amendments to the City's Impact Fee ordinance have been prepared. The amendments include moving the chapter to its own title, modifying language to reflect recent changes in the Parks and Recreation Impact Fee previously adopted by the Council, eliminating the Roadway Impact Fees, and updating certain provisions in order to continue meeting statutory requirements.

RECOMMENDATION: Receive public comments.

2. PUBLIC HEARING TO CONSIDER THE REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET FROM C-2, COMMERCIAL, AND M-1, MANUFACTURING TO MU MIXED USE

BACKGROUND: The rezone is a request by Michael Christensen, on behalf of Thackeray Company, for a rezone of approximately 72 acres located at approximately 1250 South State Street to facilitate the Clearfield Station development. Items had been identified by Staff and the applicant which needed to be addressed prior to action and a recommendation by the Planning Commission. The Planning Commission opened the public hearing at their May 1, 2013 meeting and continued the request to be heard at its June 5, 2013 meeting.

RECOMMENDATION: Open the public hearing and continue the request to be heard at the June 11, 2013 City Council meeting.

3. PUBLIC HEARING TO CONSIDER AN AMENDED SUBDIVISION PLAT FOR PACIFIC PARK AMENDED NO. 2 LOCATED AT APPROXIMATELY 200 NORTH AND PACIFIC STREET

BACKGROUND: The Pacific Park Amended Subdivision Plat was recorded with Davis County in October 2006. The development and its associated improvements were never appropriately completed. The escrow monies have been requested by the City and are being used to initiate this second amended plat to correct existing conditions that do not meet City standards. One of the critical uncompleted improvements identified is an adequate stormwater facility for the development. The proposed amended plat will take the existing 'common' parcel and divide it between two adjacent property owners directly to the north and south with the lot to the north assuming maintenance responsibilities for the detention pond. Several inquiries have been received regarding the amended plat.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. CITIZEN COMMENTS

5. CONSIDER APPROVAL OF ORDINANCE 2013- 07 AMENDING THE CITY'S IMPACT FEE ORDINANCE BY MOVING THE CHAPTER TO ITS OWN TITLE, MODIFYING LANGUAGE TO REFLECT RECENT CHANGES IN THE PARKS AND RECREATION IMPACT FEE PREVIOUSLY ADOPTED BY THE CITY COUNCIL, ELIMINATING THE ROADWAY IMPACT FEES, AND UPDATING CERTAIN PROVISIONS IN ORDER TO CONTINUE MEETING STATUTORY REQUIREMENTS

RECOMMENDATION: Approve Ordinance 2013-07 amending the City's Impact Fee ordinance by moving the chapter to its own title, modifying language to reflect recent changes in the Parks and Recreation Impact Fee previously adopted by the Council, eliminating the Roadway Impact Fees and updating certain provisions in order to continue meeting statutory requirements and authorize the Mayor's signature to any necessary documents.

6. CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF CLEARFIELD CITY (THE "ISSUER") AUTHORIZING THE ISSUANCE AND SALE BY THE ISSUER OF NOT MORE THAN \$6,300,000 AGGREGATE PRINCIPAL AMOUNT OF ITS TAXABLE GENERAL OBLIGATION RELATED MATTERS

RECOMMENDATION: Approve the Adoption of a Resolution of the City Council of Clearfield City authorizing the issuance and sale by the Issuer of not more than \$6,300,000 Aggregate Principal Amount of its Taxable General Obligation related matters and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL FOR AN AMENDED SUBDIVISION PLAT FOR PACIFIC PARK AMENDED NO. 2 LOCATED AT APPROXIMATELY 200 NORTH AND PACIFIC STREET

RECOMMENDATION: Approve an Amended Subdivision Plat known as Pacific Park Amended No. 2 based on the discussion and findings provided in the Planning Commission Staff Reports, and authorize the Mayor's signature to any necessary documents.

8. REVIEW AND CONSIDER APPROVAL OF THE HEARING OFFICER'S FINDINGS, CONCLUSIONS AND RECOMMENDATION FOR THE APPEAL BY A PARTICIPANT IN THE GOOD LANDLORD PROGRAM

COMMUNICATION ITEMS:

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

*****COUNCIL MEETING ADJOURN*****

Dated this 23rd day of May, 2013.

/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.