

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 8, 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

Discussion on the CDBG Funding Allocation
Discussion on the Clearfield Station Master Development Plan
Discussion of the Buxton Retail Leakage Analysis
Discussion on Development of City Property Adjacent to Pinnacle Apartments
and Sundowner Condominiums near the Hillside Subdivision

(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 Shepherd

APPROVAL OF THE MINUTES:

September 10, 2013 – Work Session

September 24, 2013 – Regular Session

PRESENTATION:

1. **PRESENTATION TO TYLER BYINGTON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

BACKGROUND: Tyler Byington has completed the requirements to receive the rank of Eagle Scout. Mayor Wood and the City Council desire to recognize Tyler and acknowledge his achievement.

2. **PRESENTATION OF THE YARD OF THE YEAR AWARD**

BACKGROUND: Each year, Clearfield City sponsors a Yard of the Week contest throughout the City. The Parks and Recreation Commission members visit eleven different zones in the City during the summer and submit a weekly winner. At the end of the summer, the Commission members judge the weekly winners and select a winner for Yard of the Year. This year's Yard of the Year winner is William Park. The runners-up are Howard & Karen Kirkpatrick and Rodger and Edith Hanson.

PUBLIC HEARINGS:

3. PUBLIC HEARING ON GPA 1308-0004, A REQUEST BY CLEARFIELD CITY TO AMEND ITS GENERAL PLAN TO INCLUDE REFERENCES TO THE MIXED USE (MU) ZONE

BACKGROUND: In January 2013, the Clearfield City Council approved Ordinance 2013-01, which created the Mixed Use (MU) Zone. However, before the new MU Zone can be utilized, as a matter of housekeeping, it should be incorporated into the General Plan.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING ON FSP 1307-0004, A REQUEST BY MARK THAYNE, ON BEHALF OF EVERGREEN HOLDING, LLC, FOR A FINAL SUBDIVISION PLAT TO SUBDIVIDE A COMBINED ACREAGE OF 6.91 ACRES INTO TWO PHASES WITH A TOTAL OF 27 LOTS WHICH WILL BE KNOWN AS THE JON'S PARK SUBDIVISION PHASE 1 AND PHASE 2

BACKGROUND: The request is to subdivide a combined acreage of 6.91 acres into two phases with a total of 27 lots which will be known as the Jon's Park Subdivision Phase 1 and Phase 2. The site is located in the vicinity of 125 North and 150 North Pacific Avenue and is currently zoned R-1-Open (Residential). The public hearing was opened and continued from the meeting on September 10, 2013.

RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING ON RZN 1304-0007, A REQUEST BY MICHAEL CHRISTENSEN, ON BEHALF OF THE THACKERAY GARN COMPANY, FOR A REZONING FROM C-2 (COMMERCIAL) AND M-1 (MANUFACTURING) TO MU (MIXED USE)

BACKGROUND: UTA (Utah Transit Authority) currently owns the 72 acres located at approximately 1250 South State Street and has hired Thackeray Garn to develop it. The rezone is one of the steps required for the development process.

RECOMMENDATION: Open the public hearing and continue until November 12, 2013.

SCHEDULED ITEMS:

6. CITIZEN COMMENTS
7. CONSIDER APPROVAL OF ORDINANCE 2013-11 AUTHORIZING MINOR MODIFICATIONS TO THE CITY'S GENERAL PLAN TO INCLUDE THE NEWLY ENACTED MIXED USE (MU) ZONE ALONG WITH OTHER MINIMAL ASSOCIATED CHANGES

RECOMMENDATION: Approve Ordinance 2013-11 authorizing minor modifications to the City's General Plan to include the newly enacted Mixed Use (MU) Zone along with other minimal associated changes and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF FSP 1307-0004, A REQUEST BY MARK THAYNE, ON BEHALF OF EVERGREEN HOLDING, LLC, FOR A FINAL SUBDIVISION PLAT FOR JON'S PARK SUBDIVISION PHASE 1 AND PHASE 2

RECOMMENDATION: Approve FSP 1307-0004, a request by Mark Thayne, on behalf of Evergreen Holding, LLC, for a final subdivision plat for Jon's Park Subdivision Phase 1 and Phase 2 and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE ADDENDUM TO THE DEVELOPMENT AGREEMENT FOR JON'S PARK SUBDIVISION

BACKGROUND: On April 22, 2013, the City Council approved the final plat for Jon's Park, and the corresponding Development Agreement was executed on June 29, 2010. However, the final plat was never recorded and no construction ever took place, resulting in the expiration of that plat approval. The Planning Commission approved the plat, with conditions, during its meeting on September 4, 2013. In the course of reviewing the resubmitted plat application, it became apparent the existing Development Agreement would need to be amended.

RECOMMENDATION: Approve the Addendum to the Development Agreement for Jon's Park Subdivision and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF ORDINANCE 2013-08 AMENDING TITLE 1, CHAPTER 7 OF THE CLEARFIELD CITY CODE BY ADDING SECTION 10, ESTABLISHING A MUNICIPAL ETHICS COMMISSION

BACKGROUND: Recent Legislation established an Ethics Commission to review and address complaints regarding activities of certain elected and appointed officials. The City determined it would be in its best interest to establish its own Ethics Commission for this purpose.

RECOMMENDATION: Approve ordinance 2013-08 amending Title 1, Chapter 7 of the Clearfield City Code by adding Section 10, establishing a Municipal Ethics Commission and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2013-17 AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE CREATION OF AN ETHICS COMMISSION AS PROVIDED FOR BY STATE LAW

BACKGROUND: The Interlocal Agreement allows the City to participate with Bountiful, Layton and Roy in creating an Ethics Commission as provided for by State Law to review any complaints regarding the actions of a local entity's elected officials and any executive officer.

RECOMMENDATION: Approve Resolution 2013-17 authorizing an Interlocal Agreement with the creation of an Ethics Commission as provided for by State law and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

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

Dated this 3rd day of October, 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.