

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
AND
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS
April 22, 2014

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. CDRA WORK SESSION

Discussion on the Haircut Resolution

****ADJOURN CDRA WORK SESSION AND IMMEDIATELY RECONVENE AS THE
CITY COUNCIL IN A WORK SESSION ****

CITY COUNCIL WORK SESSION

Discussion on Enacting a Temporary Land Use Regulation

Justice Court Update

Discussion on the Youth Resource Center

Discussion on a Special Event Policy

City Council Updates on the Utah League of Cities and Towns Meetings

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

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 22, 2014 – POLICY SESSION

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF THE MINUTES:

Mayor Shepherd

Councilmember Benson

March 25, 2014 – Work Session

April 1, 2014 – Work Session

April 8, 2014 – Work Session

April 8, 2014 – Policy Session

PRESENTATIONS:

1. PRESENTATION TO THE CLEARFIELD HIGH SCHOOL CYBERPATRIOT TEAM

BACKGROUND: AFJROTC students from Clearfield High School recently competed in the National High School Cyber Defense Championship competition in Washington DC. The competition is part of the Annual Cyber Futures Conference hosted by the National Air Force Association and is sponsored by Northrop-Grumman. There were several brackets of competition allowing teams to advance and Clearfield High's team of students and instructors placed first in the nation. Each participant on the team will receive a \$2,000 scholarship from Northrup Grumman.

2. PRESENTATION BY HILL AIR FORCE BASE (HAFB) REGARDING THE AIR SHOW

BACKGROUND: Major Long and Kevin Ireland, Military Affairs Committee Representatives, have requested time to address the City Council to talk about the Warriors Over the Wasatch Air Show scheduled for June 28 & 29 2014.

PUBLIC HEARINGS:

3. PUBLIC HEARING TO RECEIVE COMMENT ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015.

BACKGROUND: Attached is a copy of the proposed 2014-2015 Community Development Block Grant (CDBG) One Year Action Plan. Citizens are given the opportunity to review the One Year Action Plan in the Community Development Department from March 12, 2014 until April 10, 2014. This Public Hearing was continued from March 11, 2014. The final copy will be presented to the Council on April 22, 2014.

RECOMMENDATION: Receive public comment and close the public hearing.

4. PUBLIC HEARING TO RECEIVE COMMENT ON A PROPOSED TEXT AMENDMENT TO CITY CODE TITLE 11, CHAPTER 13, SECTION 29 – PAYDAY LENDING ESTABLISHMENTS, WHICH INCLUDES RENAMING SECTION 29 TO NON-DEPOSITORY LENDING ESTABLISHMENTS

BACKGROUND: In January 2012, Clearfield City adopted City Code § 11-13-29 regulating payday lending establishments. The Planning Commission asked staff to further consider regulations for all types of non-depository lending institutions in an attempt to provide a fair business environment while limiting uses which may have detrimental effects to the community. Staff has prepared a zoning text amendment which would place limitations on all non-depository lending businesses as defined by the State of Utah.

RECOMMENDATION: Receive public comment and close the public hearing.

5. PUBLIC HEARING ON FSP 1403-0004 FINAL SUBDIVISION PLAT AMENDMENT TO THE JNH SUBDIVISION LOCATED AT 1651 SOUTH 300 WEST

BACKGROUND: In 2007, the former owner of North Davis Cabinets, Wayne Rasmussen, signed the JNH Subdivision Plat indicating that North Davis Cabinets property would be combined into a single Lot 7. However, the plat was not recorded until years later, after which time financial obligations were created on the lots separately. Mr. Cory Rasmussen, current owner of North Davis Cabinets, requests an amendment to Lot 7 which would revert the property back to its former configuration of three lots due to the financial obligations. This subdivision does not amend or vacate any internally existing easements nor does it dedicate or vacate any public utilities or infrastructure.

RECOMMENDATION: Receive public comment and close the public hearing.

SCHEDULED ITEMS:

6. CITIZEN COMMENTS

7. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF A REGULAR MEMBER TO THE PLANNING COMMISSION

BACKGROUND: The Planning Commission currently has a vacancy for a regular member. Mayor Shepherd desires to appoint Robert Browning to fill the vacancy. Mr. Browning has been serving as an alternate member since February.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Robert Browning as a regular member of the Planning Commission with a term expiring February 2017 and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015.

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) One Year Action Plan for Program Year July 1, 2014 to June 30, 2015 and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2014-09 AUTHORIZING A PROPOSED TEXT AMENDMENT TO CITY CODE TITLE 11, CHAPTER 13, SECTION 29 – PAYDAY LENDING ESTABLISHMENTS, WHICH INCLUDES RENAMING SECTION 29 TO NON-DEPOSITORY LENDING ESTABLISHMENTS

RECOMMENDATION: Approve Ordinance 2014-09 authorizing a proposed text amendment to City Code Title 11, Chapter 13, Section 29 – Payday Lending Establishments, which includes renaming Section 29 to Non-depository Lending Establishments and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF FSP 1403-0004 FINAL SUBDIVISION PLAT AMENDMENT TO THE JNH SUBDIVISION LOCATED AT 1651 SOUTH 300 WEST

RECOMMENDATION: Approve FSP 1403-0004 a request by Cory Rasmussen, North Davis Cabinet Inc. amending the JNH Subdivision by subdividing Lot 7, located at 1651 South 300 West, and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2014R-07 AUTHORIZING AN AMENDMENT TO THE ANIMAL CONTROL SERVICES CONTRACT WITH DAVIS COUNTY

BACKGROUND: Davis County provides animal control services for the City under the direction of the Animal Control Director. The Interlocal Agreement is effective on a year to year basis for five years, to be automatically renewed subject to subsequent amendments agreed to in writing by both parties.

RECOMMENDATION: Approve Resolution 2014R-07 authorizing an amendment to the Interlocal Agreement with Davis County for the Animal Control Services Contract and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF ORDINANCE 2014-07 AMENDING THE CITY CODE, TITLE 14, CHAPTER 2A, SECTION 1, PROVIDING REIMBURSEMENT FOR IMPROVEMENTS

BACKGROUND: The amendments to the Ordinance authorize the City to enter into reimbursement agreements with developers for improvements to water, sewer, storm water, roads, or parks which extend, expand, or improve the City's systems beyond what is required to service or benefit the subdivision or development proposed by the developer and requires future development which benefits from improvements previously installed to reimburse the City or other developers for their fair share of the cost of those improvements.

RECOMMENDATION: Approve Ordinance 2014-07 amending the City Code, Title 14, Chapter 2A, Section 1, providing reimbursement for improvements and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF ORDINANCE 2014-08 ENACTING A TEMPORARY LAND USE REGULATION REGARDING PARKING LOTS/FACILITIES FOR ALL OF THE AREA LOCATED WITHIN THE CITY'S GEOGRAPHIC BOUNDARIES

BACKGROUND: The City has a very limited amount of developable prime commercial property remaining within its boundaries and feels a compelling and countervailing need to protect future development on such properties in order to ensure their highest and best use. In order to accomplish this compelling and countervailing public interest for the residents and businesses in Clearfield, the ordinance enacts a temporary land use regulation which would prohibit stand-alone parking lots/facilities on commercially zoned property throughout the City which are not accessory to a lawful permitted or conditional use existing on the same parcel of land which is located entirely within the City's boundaries. This temporary land-use regulation would remain in place for a maximum time period of six months.

RECOMMENDATION: Approve Ordinance 2014-08 enacting a temporary land use regulation concerning parking lots/facilities for all of the area located within the City's geographic boundaries and authorize the Mayor's signature to any necessary documents.

14. CONSIDER APPROVAL OF RESOLUTION 2014R-08 FINDING THAT THE PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0022) IS NOT A SIGNIFICANT PARCEL OF PROPERTY AND DIRECTING STAFF TO MOVE FORWARD WITH THE DISPOSAL OF SAID PROPERTY

BACKGROUND: This 0.03 acre parcel was formerly the site of the Woods Cross Well, which was recently permanently closed and covered. Clearfield City no longer has any use for the property. The owner of the adjacent commercial property desires to purchase the parcel from the City so that he can include it in the marketing of the entire parcel.

RECOMMENDATION: Approve Resolution 2014R-08 finding that the property located at approximately 49 East 200 South (Parcel ID #12-003-0022) is not a significant parcel of real property and directing staff to move forward with the disposal of said property via Quit Claim Deed to Gates Investments, LLC, an adjacent property owner, 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 AND RECONVENE AS THE CDRA*****

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MARCH 11, 2014 REGULAR SESSION

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF RESOLUTION 2014R-08 AUTHORIZING AND DIRECTING THE SALE OF REAL PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0160)

BACKGROUND: This long, narrow, landlocked 0.25 acre parcel is apparently a remnant parcel that somehow came under CDRA ownership. It is sandwiched between storage units on the south and a vacant restaurant building on the north. It is of no use to the CDRA, nor to anyone except the owner of the vacant restaurant property, who desires to purchase the parcel from the CDRA so that he can include it in the marketing of the entire parcel.

RECOMMENDATION: Approve Resolution 2014R-08 authorizing and directing the sale of real property located at approximately 49 East 200 South (Parcel ID #12-003-0022) via Quit Claim Deed to Gates Investments, LLC and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF RESOLUTION 2014R-07 DECLARING THE INTENTION TO USE AVAILABLE TAX INCREMENT AND ADDITIONAL TAX INCREMENT TO FUND THE CONSTRUCTION OF RECREATIONAL FACILITIES IN CLEARFIELD CITY

BACKGROUND: RDA project areas typically have a 25 year life. However, Utah Code § 17C-1-403(3)(b) provides for a seven year extension. This resolution would trigger that extension for the CDRA's five RDA project areas, and formalize the CDRA's intention to utilize these additional tax increment funds (a.k.a. "haircut funds") to service the debt associated with the Clearfield Aquatic Center, as provided by Utah Code § 17C-1-403(3)(a).

RECOMMENDATION: Approve Resolution 2014R-07, declaring the intention to use available tax increment and additional tax increment to service the debt which funded the construction of recreational facilities in Clearfield City, and authorize the Chair's signature to any necessary documents.

****ADJOURN AS THE CDRA****

Dated this 17th day of April, 2014.

/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.