

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)  
AND  
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS  
August 26, 2014  
*Revised August 25, 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 a Loan Agreement with Clearfield Station LLC

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

**CITY COUNCIL WORK SESSION**

Discussion on the Annexation Petition Filed by Sunset Ridge Development Partners, LLC

Discussion on the Free Dumpster Program  
Presentation of the Fourth of July Report  
Update on the Sustainability Task Force

*(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. POLICY SESSION**

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember LeBaron

July 22, 2014 – Work Session

July 22, 2014 – Policy Session

August 12, 2014 – Policy Session

**PUBLIC HEARINGS:**

1. RECEIVE PUBLIC COMMENT FOR RZN 1403-0005, A REZONE REQUEST FOR PROPERTY LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-302-0008) FROM (C-2) COMMERCIAL TO (C-R) COMMERCIAL RESIDENTIAL

**BACKGROUND:** The property is currently owned by Thomas Rosenberg and has been listed and marketed for sale with John Hansen Real Estate for multiple years as a commercial property. There has been little to no interest in the property as a solely commercial piece of ground. In order to better utilize this property, the applicant has decided to pursue a rezone to Commercial

Residential (C-R) to provide more opportunity for mixed use development on this piece of property.

RECOMMENDATION: Open the public hearing, receive public comment and continue the public hearing until Tuesday, October 14, 2014.

2. RECEIVE PUBLIC COMMENT FOR RZN 1407-0006 AND RZN 1407-0007, REZONE REQUESTS FOR MULTIPLE PROPERTIES OWNED BY CLEARFIELD CITY AND THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA); SOME LOCATED WEST OF 888 SOUTH 2000 EAST AND OTHERS AT APPROXIMATELY 497 SOUTH MAIN, CLEARFIELD, UTAH

BACKGROUND: The (PF) Public Facilities zone is established to provide areas for the location and establishment of facilities which are maintained in public and quasi-public ownership and use. Clearfield City and the Clearfield Community Development and Renewal Agency own property that is currently zoned R-3 and C-2. In order to create consistency with city-owned properties and to better reflect their public uses, the Community Development Department along with the Executive Department requested the Planning Commission consider the rezoning of these parcels to the Public Facilities (PF) zone. The Planning Commission heard this item at its regular meeting on Wednesday, August 6, 2014 and recommended approval of both rezones based on the discussion and findings included in the Staff Report.

RECOMMENDATION: Open the public hearing and receive public comment.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS
4. CONSIDER APPROVAL OF RESOLUTION 2014R-20 ACCEPTING FOR FURTHER CONSIDERATION THE ANNEXATION PETITION FILED BY SUNSET RIDGE DEVELOPMENT PARTNERS, LLC, THE LESSEE OF MILITARY LAND INCLUDED WITHIN THE FALCON HILL MILITARY INSTALLATION DEVELOPMENT AUTHORITY PROJECT AREA

BACKGROUND: On August 18, 2014, Sunset Ridge Development Partners, LLC, filed a petition of annexation with Clearfield City. The petitioner is the lessee of military land included within the Falcon Hill Military Installation Development Authority Project Area.

RECOMMENDATION: Approve Resolution 2014R-20 accepting the annexation petition filed by Sunset Ridge Development Partners, LLC for further consideration pursuant to Title 10, Chapter 2, Part 4 of the Utah Code, which also directs the City Recorder to begin the certification process, and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2014-19 REZONING MULTIPLE PROPERTIES OWNED BY CLEARFIELD CITY AND THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA); SOME LOCATED WEST OF 888 SOUTH 2000 EAST, AND OTHERS AT APPROXIMATELY 497 SOUTH MAIN, CLEARFIELD, UTAH

BACKGROUND: Approve Ordinance 2014-19 rezoning multiple properties owned by the City and the Community Development and Renewal Agency (CDRA) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE AWARD OF BID TO SAUNDERS CONSTRUCTION FOR THE CLEARFIELD ARTS CENTER ENTRY REMODEL AND WINDOW REPLACEMENT PROJECT

BACKGROUND: Staff has solicited bids for the Arts Center Entry Remodel and Window Replacement Project. Six contractors returned qualified bids and the lowest responsible bidder was Saunders Construction of Ogden, Utah with a total amount of \$151,000.00. Bids received ranged from \$151,000.00 to a high bid of \$211,900.00

RECOMMENDATION: Approve the Award of Bid for the Clearfield Arts Center Entry Remodel and Window Replacement Project to Saunders Construction for the amount of \$151,000.00, 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 AUGUST 12, 2014 POLICY SESSION

2. CONSIDER APPROVAL OF RESOLUTION 2014R-12 APPROVING A LOAN AGREEMENT AND ASSOCIATED DOCUMENTS WITH CLEARFIELD STATION LLC FOR THE PURPOSE OF ACQUIRING LANDS AND CONSTRUCTING IMPROVEMENTS IN CONNECTION WITH THE DEVELOPMENT OF THE CLEARFIELD STATION TOD PROJECT

BACKGROUND: ~~In the Master Development Agreement for Clearfield Station, the City is obligated to consider making a loan to the Developer to facilitate the acquisition of property and construction of improvements in connection with development of the Clearfield Station TOD Project. After careful analysis, staff believes that upon agreement to appropriate terms and conditions, the CDRA is able to lend \$1.5 Million for this purpose. The interest rate is 4% per annum, and the loan will be amortized over 10 years.~~

BACKGROUND: ~~Approve Resolution 2014R-12 approving a loan agreement with Clearfield Station LLC in the amount of \$1.5 Million and authorize the Chair's signature to any necessary documents.~~

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

**(TENTATIVE)** *The Council will consider a motion to enter into a Closed Session for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property.*  
*Utah Code Ann. § 52-4-204 and §52-4-205(1)(d)*

**\*\*COUNCIL ADJOURN\*\***

Dated this 25<sup>th</sup> day of August, 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.