

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
AND
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS
August 26, 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

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 ****

6:00 P.M. 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 21st 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.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:30 P.M. WORK SESSION
July 22, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Scott Hess	Development Services Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Brian Brower	City Attorney

VISITORS: Kathryn Murray, Dallen Howes, Antone Clark – Standard Examiner.

Mayor Shepherd called the meeting to order at 6:40 p.m.

DISCUSSION ON A PARKS CAPITAL FACILITIES PLAN

Eric Howes, Community Services Director, stated the Parks Capital Facilities Plan was last updated in 2012 and some recent changes necessitated an update to the plan. He reported required adjustments were necessary due to the inclusion of the “Plaza” at Clearfield Station and the parking lot expansion for the Northrop Grumman building near Pinnacle Apartments..

Mr. Howes directed the Council to the plan which had been included in the Agenda Packet. He stated the first change was specific to the development of a neighborhood park east of I-15 on existing City property to be known as Pinnacle Park consisting of 3.26 acres. He indicated that park would decrease to .75 acres and would then be known as a “pocket park”.

Mr. Howes directed the Council to Section 3 of the plan specific to park classifications. He suggested the language be amended to reflect the City had no plans to offer pocket parks other than those currently in place or planned. He mentioned the same language be amended for the mini park classification. A discussion took place specific to the proposed park near the Pinnacle Apartments area. Mr. Howes clarified the property known as “The Old School” property would

still be large enough for a park like amenity to be installed and clarified this was separate from the Pinnacle park area.

Mr. Howes commented Section 3, Page 3 spoke of Passive Open Spaces which included plazas. He believed the proposed plaza at Clearfield Station would be allowed by the use and suggested a language update wouldn't be needed.

Mr. Howes directed the Council to Section 5 of the plan which addressed level of service for neighborhood parks. He stated when the report was adopted it didn't include West Park Village Park, which was now completed to equal 5 parks consisting of 20.4 acres. He mentioned the combined total park acreage would need to be changed to 90.4 acres.

He mentioned another change to Section 5 specific to the "Deficiencies and Surpluses". He stated it was noted that while there were existing and mini parks, they weren't included in the City's overall level of service to residents. He suggested eliminating the last sentence where it spoke to maintaining pocket parks, yet not planning for completion of additional parks in the future. He mentioned that would need to be changed since the Pinnacle Park was currently being planned to accommodate the parking lot expansion near Northrop Grumman.

Mr. Howes mentioned the development and completion of West Park Village Park and the decrease in acreage for the proposed Pinnacle Park, the City's total park space needed to be amended to reflect 14.934 acres of park land.

There were no additional comments or questions from the Council.

The meeting adjourned at 6:47 p.m.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
July 22, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Scott Hess	Development Services Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Brian Brower	City Attorney

VISITORS: David Hansen, Michael Millard, Amber Huntsman – Thackeray Garn Companies, Sam J Chelemes, Chris Chelemes, Bob Bercher & Family, Mike Christensen – Thackeray Garn Companies, Kathryn Murray, Alan Christensen – Boy Scout Troop 486, Gareth Williams – Boy Scout Troop 486, Dallen Howes

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Bush conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE JUNE 10, 2014 WORK SESSION, THE JULY 8, 2014 POLICY SESSION AND THE JULY 15, 2014 WORK SESSION

Councilmember Young moved to approve the minutes from the June 10, 2014 work session, the July 8, 2014 policy session and the July 15, 2014 work session as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE COMMENT ON THE FINAL SUBDIVISION PLAT
KNOWN AS CLEARFIELD STATION LOCATED AT 1250 SOUTH STATE STREET FOR
PHASE 1 OF THE MIXED USE DEVELOPMENT

The Phase One Final Subdivision Plat for Clearfield Station was submitted to the City based on a very tight review timeframe. It was decided that the plans were not complete enough for the City to perform a comprehensive review and it was recommended that the application be pushed back in order to give time for the developer to provide a more thorough and complete submittal. The Planning Commission opened its public hearing on the final plat on June 4, 2014 and continued it until July 2, 2014 and the City Council held a public hearing on June 24, 2014 and continued the item to July 22, 2014. The additional time allowed the developer and the City time to adequately address issues and prepare the final plans.

Scott Hess shared a visual presentation and stated the request was the Final Subdivision Plat 1405-0003, Clearfield Station, located at approximately 1250 South State Street (TIN# 12-066-0071 and 12-067-0139). He stated the recommendation from the Planning Commission was to approve as conditioned based on the findings and discussion included in the Staff Report dated Wednesday, July 2, 2014.

Mr. Hess shared the following conditions of approval:

- The Final Subdivision Plat would be the recorded document which would designate the parcels on which individual buildings would be constructed and dedicating roads to the City and setting up rights of way.

He stated a series of changes that had been requested since the Master Development Plan were originally proposed and reviewed them with the Council. The Planning Commission reviewed these same changes and accepted the Plat as presented:

- Vacating what was called UTA Lot 1 which was located on the south side of the right-of-way to allow for the residential use on the south side of the main access road and pointed out the location on the visual presentation.
- The developer had been unsuccessful in obtaining a right-of-way easement for the northern entrance so it had been moved farther south to accommodate a curve radius needed for vehicles to turn from State Street into the development.
- The southernmost access connecting to 1000 East will be a slight curve which will connect to a future road accessing State Street after the intersection had been moved.
- All easements had been called out on the Plat to be vacated at the time the accesses were provided.
- The Developer had proposed the majority of the sewer for the entire project to be collected in the City's sanitary sewer collection at 1000 East to provide adequate service or the Developer shall upsize the City's system to accommodate the Project.
- All public roadway improvements, sewers, storm drainage, culinary water will be designed to be up to standard for the City Engineer and Public Works Director. He clarified this will allow the City to require the Developer to provide a secondary avenue to remove sewer from the Project.

Mr. Hess reviewed the Conditions of Approval with the Council:

- The Developer shall submit a final clean copy of the Final Subdivision Plat documents correcting all errors and omissions
- The Final Engineering Design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Department (adequate sanitary sewer service for the Project)
- Final Fire Infrastructure Design shall meet North Davis Fire District's standards and be to the satisfaction of the Fire Marshall
- An estimate of Public Improvements to be submitted, reviewed and approved by the City Engineer prior to obtaining any building permits and establishment of an Escrow Agreement to be set up subject to approval by the City Engineer and City Attorney
- No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the Final Plat
- All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the approved Master Development Plan and Master Development Agreement

Mayor Shepherd declared the public hearing open at 7:12 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:13 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE COMMENT FOR A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 3 PROPOSING AMENDMENTS TO THE DEFINITION OF "PARKS AND OPEN SPACE"

The applicant owned an existing commercial building in the City which was located on property zoned both B-1 (Buffer) and R-1-8 (Residential). In order to facilitate the use of his commercial building as a daycare facility while using the open space as the State-required outdoor play area, the applicant applied for a Zoning Text Amendment to amend the definition of Parks and Open Space. The requested change to the definition within Title 11, Chapter 3 would be effective across all zoning designations.

Mayor Shepherd informed those present that the public hearing was regarding a text amendment that would apply across the City and not just to one particular property.

Scott Hess, Development Services Manager, shared the proposed ordinance change with the Council which would amend the existing definition within Title 11, Chapter 13, Section 3 – Open Space. Mr. Hess read the definition as it currently existed and stated the proposed amendment would add the following language: "A park or open space may be used to satisfy outdoor recreation requirements for a daycare, on either the same or adjacent property as the daycare, which may be fenced and secured during daycare hours of operation."

Mr. Hess reported the Planning Commission recommended denial of the proposed amendments and referred to the staff report included in the agenda packet for its findings and comments.

Mayor Shepherd declared the public hearing open at 7:14 p.m. He emphasized the public hearing was specific to a proposed text amendment to an ordinance and suggested it wasn't specific to any particular parcel of property, rather to the City as a whole.

Mayor Shepherd asked for public comments.

OPPOSED:

Mayor Shepherd read a letter he received from resident Brenda Provow expressing her opposition to the proposed text amendment.

Dave Hansen, resident, expressed concern the proposed ordinance change would be specific to one particular request or property owner and didn't believe it would be a wise idea for the City as a whole.

IN FAVOR:

Lori Miller, Clinton, expressed concern with the way in which comments would be received by the public during the public hearing and suggested the public hearing not be closed, but remain open in order for the public to make comments based upon the discussion by the City Council. She addressed issues expressed during the Planning Commission's public hearing. She suggested the City should be open to ideas from property owners/developers regarding ordinance changes because they would be looking for ways which would enhance their lives. She believed the language in the proposed amendment would be a benefit to the City.

Mayor Shepherd stated he would close the public hearing prior to the Council considering approval of the proposed text amendment.

Mr. Goupios stated his intention was to never bring anything detrimental, such as crime or traffic, to the neighborhood. He pointed out all of the good things he had done to enhance the neighborhood such as eliminating parking spaces to accommodate emergency vehicles and the installation of a vinyl fence. He stated he was willing to install additional lighting if needed to encourage safety. He expressed his desire to work with City officials in order to allow the daycare.

Councilmember Bush moved to close the public hearing at 7:29 p.m. seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF THE FINAL SUBDIVISION PLAT KNOWN AS CLEARFIELD STATION LOCATED AT 1250 SOUTH STATE STREET FOR PHASE 1 OF THE MIXED USE DEVELOPMENT

Councilmember LeBaron moved to approve the Final Subdivision Plat known as Clearfield Station located at 1250 South State Street for Phase 1 of the Mixed Use Development as presented by staff and the Planning Commission’s recommendations and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

DENIAL OF ORDINANCE 2014-18 AUTHORIZING A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 3 PROPOSING AMENDMENTS TO THE DEFINITION OF “PARKS AND OPEN SPACE”

Councilmember Bush responded to Ms. Miller’s public hearing comments specific to amending ordinances at the request of citizens. He stated the Council appreciated concerns brought to its attention by citizens regarding ordinances. He mentioned he had been involved with City planning for approximately 30 years and one of the first things he learned was the importance of not making an ordinance specific to certain, very specific issues such as “daycares”. He referred to Mr. Hansen’s comments and believed it was correct that the proposed amendment to the ordinance was designed primarily to benefit one specific business. He pointed out the proposed amendment would need to be applicable to all open spaces within the City and suggested the City could receive future applications from other types of businesses requesting the use of the City’s open spaces. He indicated the proposed daycare use in the open space was in a residential zone as opposed to a commercial zone and suggested the two should remain separate. He pointed out this was against the City’s ordinance as well as acceptable zoning practices. He complimented the Planning Commission’s findings and suggested the Council follow its recommendation.

Councilmember LeBaron expressed agreement with Councilmember Bush’s comments. He commended Mr. Goupios for all the great things he did to serve the City and its residents but emphasized the proposed amendment would apply to all open space in the City. He stated the ordinance could potentially have unintended consequences for other areas within the City.

Councilmember Young agreed with other comments from the Council. He mentioned the addition of a fence would defeat the purpose of unobstructed land mentioned in the open space definition. He suggested the property owner request a rezone for the specific piece of property as opposed to attempting to change the whole zone which might have a negative impact in the long run which could change the nature of the City’s open spaces.

Councilmember Jones stated he agreed with the previous comments and believed fencing off open space would no longer make the area “open space”. He agreed the proposed amendment could have unintended consequences.

Councilmember LeBaron pointed out the City had previously been approached by parents of students attending Holt Elementary asking for open space to be fenced. He stated the Council had said no to that request and the Holt Elementary issue was being addressed in a different way. He expressed concern that a change in direction as it related to fencing of open space across the City would negatively affect more than one area.

Councilmember Benson referred to the Planning Commission's findings and reported she had discussed this issue with constituents who expressed the opinion to her that open space should remain open space void from any fencing or barriers. She stated she agreed with the Planning Commission's recommendation.

Mayor Shepherd stated the amendment had been proposed by a current business owner. He pointed out that Mr. Goupios had been a very responsible business owner and was an asset to the community. He commented the outcome of the vote on the proposed amendment was not a reflection on Mr. Goupios' business or his contribution to the community.

Councilmember LeBaron moved to deny enacting Ordinance 2014-18 authorizing a Zoning Text Amendment to Title 11, Chapter 3, proposing Amendments to the Definition of "Parks and Open Space", thereby supporting the Planning Commission's recommendation, and to authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF CHANGES TO THE PARKS CAPITAL FACILITIES PLAN

Eric Howes, Community Services Director, explained the Parks Capital Facilities Plan (CFP) was completed in 2012 and adopted in February of 2013. He stated since that time, West Park Village Park had been completed, proposed changes to the size of Pinnacle Park to accommodate an increase in the size of the parking lot and changes to the proposed Clearfield Station project had necessitated that the CFP be revised to account for the changes.

Councilmember Young moved to approve the Parks Capital Facilities Plan with the proposed revisions and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Commented he had attended a few Change of Command ceremonies at HAFB and informed the Council of General Baker's pending change which would take place in August.
2. Informed the Council the Davis/Weber Chambers of Commerce Military Affairs Committee hosted a celebration for the airmen stationed at HAFB.
3. Stated he had the opportunity to address the children participating in Community Services "Recreate in the Park" by sharing a presentation on the history of Clearfield.
4. Reported the Fourth of July committee had met and reviewed the City's celebration. He concluded the event was successful and welcomed suggestions for next year's event.

5. Announced he had proposed a change to the City's logo by removing the F-16 planes and replacing them with F-35s.
6. Mentioned he had attended a concert at an outdoor venue during which a guitar solo of the National Anthem was played "Jimi Hendrix" style and mentioned his disappointment at the number of people that didn't stand and place their hand over their heart.
7. Reminded the Council of the final Open House scheduled for Tuesday, July 29, 2014, 6:00-8:00 p.m. at Antelope Elementary School. He announced UTA would also be participating with information relative to transportation.

Councilmember Benson – inquired if help was needed to distribute flyers announcing the Open House. Mayor Shepherd responded volunteers wouldn't be needed as they would be mailed.

Councilmember Bush – wished everyone an enjoyable Pioneer Day Holiday.

Councilmember Jones – nothing to report.

Councilmember LeBaron

1. Expressed appreciation to a quick response to an email received from a resident expressing concern regarding one of the City's parks.
2. He mentioned the three buildings owned by Davis Behavioral Health across from the Aquatic Center had been demolished and expressed excitement with potential future development.
3. Expressed appreciation to Mayor Shepherd for his rigorous schedule in representing the City.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Reminded the Council City Offices would be closed on Thursday, July 24, 2014 and would reopen on Friday, July 25, 2014.
2. Reported staff was completing mid-year evaluations.

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Informed the Council of its upcoming calendar:
 - The Council Open House scheduled for Tuesday, July 29, 2014 from 6:00-8:00 p.m.
 - Work session scheduled for Tuesday, August 5, 2014
 - Policy session scheduled for Tuesday, August 12, 2014
2. Mentioned a new sound system had been installed and staff was still trying to determine the best settings.

There being no further business to come before the City Council **Councilmember Bush moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 7:50 p.m., seconded by Councilmember LeBaron. All voting AYE.**

The minutes for the CDRA are in a separate location

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
August 12, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Jimmie Winterbottom, Hayden Rasband, Bob Bercher, Hunter Despain, Lisa Despain, Jack Easton, Caleb Flint, Dallin Walker, Karen Walker

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Jones conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE JUNE 24, 2014 WORK SESSION, THE JULY 8, 2014 WORK SESSION, THE JULY 22, 2014 POLICY SESSION AND THE JULY 29, 2014 WORK SESSION

Nancy Dean, City Recorder, announced the July 22, 2014 Policy Session minutes needed to be removed from the agenda because they were still being reviewed by the City Attorney.

Councilmember Jones moved to approve the minutes from the June 24, 2014 work session, the July 8, 2014 work session, and the July 29, 2014 work session as written, removing the July 22, 2014 policy session from approval, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

Chris Anderson, resident, expressed appreciation to the Council for the road improvements being made on South Main Street.

APPROVAL OF AN AGREEMENT WITH HORROCKS ENGINEERS TO CONDUCT AN IMPACT FEE STUDY FOR THE CITY'S CULINARY WATER, SANITARY SEWER AND STORM DRAINAGE SYSTEMS

Adam Lenhard, City Manager, explained proposals were received from consultants interested in providing professional services to conduct an impact fee study on the culinary water, sanitary sewer and storm drainage systems. The selection committee reviewed the qualifications, experience and fee structures of each of the proposals, and recommended that Horrocks Engineers be awarded the contract. He mentioned details of the proposals were included in the agenda packet and had been discussed during the previous work session. He reminded the Council of the modified recommendation which had been provided by staff.

Councilmember LeBaron moved to approve the award of bid with Horrocks Engineers to provide an impact fee study for Clearfield City's culinary water, sanitary sewer and storm drainage systems for an amount not to exceed \$42,470.00 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2014R-18 AUTHORIZING THE PARAT TAX BALLOT LANGUAGE AND SUBMITTING THE QUESTION TO VOTERS

Adam Lenhard, City Manager, stated Clearfield City had a strong history of and continued interest in supporting facilities, programs and organizations designed to improve Parks, Arts, Recreation, Aquatics and Trails (PARAT) opportunities for its residents. The City's continued support could be enhanced by providing additional revenue for such purposes so it desired to provide an opinion question election regarding the imposition of a local sales and use tax to fund PARAT facilities, programs and organizations. He mentioned the tax would be similar to a RAMP tax used by other communities and emphasized the 0.1% (1/10 of one percent, or one penny on a \$10 sale) would not be assessed on food purchases. He reviewed some of the identified uses for which the tax could potentially fund.

Brian Brower, City Attorney, requested the intended uses of the proposed PARAT Tax be identified. He stated the following changes had been suggested during the work session:

- including the phrase “such as” following the word “funding” in the third line of the Resolution's title
- changing the word “and” in the fourth line of the title to “and/or”
- changing the word “and in the last line of the title to “and/or”

The Council agreed no other changes to the Resolution needed to be made.

Councilmember Bush moved to approve Resolution 2014R-18 authorizing the PARAT Tax ballot language and submitting the question to voters as amended during the work session and stated by the City Attorney, and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2014R-19 AUTHORIZING THE INTERLOCAL AGREEMENT WITH NORTH DAVIS FIRE DISTRICT (NDFD)

Brian Brower, City Attorney, explained Clearfield City and the North Davis Fire District had entered into previous interlocal agreements to govern the terms of services provided by the Fire District. He reminded the Council that the resolution had also been discussed during the previous work session and pointed out the agreement was designed to replace and supersede the previous agreements with NDFD since 2005. He stated the length of the agreement would be 50 years which was the maximum time period allowed for interlocal agreements. He emphasized the intent was to clarify some details regarding insurance and indemnification between the parties.

Councilmember Young moved to approve Resolution 2014R-19 authorizing the Interlocal Agreement with the North Davis Fire District and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF A PROCLAMATION EXPRESSING SUPPORT FOR THE JOB CORPS PROGRAM AND PROCLAIMING AUGUST 20, 2014 AS "JOB CORP DAY" IN CLEARFIELD CITY

Mayor Shepherd announced Job Corps was a major asset to the City and emphasized its role in changing the lives of young people. He stated Job Corps was celebrating its 50th anniversary and read the proclamation.

Councilmember LeBaron moved to approve a proclamation expressing support for the Job Corps Program and proclaiming August 20, 2014 as "Job Corp Day" in Clearfield City and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

Mayor Shepherd acknowledged Lisa Spencer's (Clearfield Job Corps) attendance at the meeting.

COMMUNICATION ITEMS

Mayor Shepherd

1. Informed the Council he was made Honorary Commander of the 388th Fighter Wing.
2. Announced some elected officials and staff had the opportunity to eat at the new Burger King and mentioned it would officially open on Wednesday, August 13, 2014.

Councilmember Benson – nothing to report.

Councilmember Bush

1. Stated he had attended the Kiwanis meeting on Monday, August 11, 2014.
2. Mentioned he had participated in a tour of Burger King and commented the new restaurant would open on Wednesday, August 13, 2014 at 10:30 am.
3. Announced the NDS (North Davis Sewer District) pipeline project along 1000 East had been completed to Gordon Avenue in Layton City and reported on other aspects of the pipeline project.

Councilmember Jones – nothing to report.

Councilmember LeBaron – Announced there were vacancies on the Planning Commission and invited interested individuals to submit a letters of interest. He mentioned selected individuals would be involved with the development of Clearfield Station as well as other future projects coming to the City.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager – announced he had provided his update via email and directed the Council to their email

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Announced there was no meeting scheduled for Tuesday, August 19, 2014. She stated the next meeting was scheduled for Tuesday, August 26, 2014, with a work session beginning at 6:00 p.m.
2. Stated the Council should have received an email regarding the CERT Class and if interested contact Cathy Keindl in the police department.
3. Informed the members of the Council that information had been received and emailed regarding the Utah League of Cities and Towns meetings and requested they notify Avry Byington, Administrative Assistant, or the Recorder's Office if interested so registration could be completed.
4. Announced invitations for the 2014 fall tour at Weber Basin had been received. She stated the Recorder's Office would complete registration for those interested in attending.

There being no further business to come before the City Council **Councilmember Bush moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 7:25 p.m., seconded by Councilmember Benson. All voting AYE.**

The minutes for the CDRA are in a separate location



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: August 26, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1403-0005** a request by John Hansen, on behalf of Thomas Rosenberg, for Rezone from C-2 (Commercial) to C-R (Commercial Residential), located at 938 S. 2000 E. (TIN: 09-302-0008). The property is approximately 7.09 acres and lies in the C-2 (Commercial) zoning district.

RECOMMENDATION

1. Hold meeting as noticed.
2. Consider information provided by the applicant
3. Provide feedback on **RZN 1403-0005**, a request by John Hansen, on behalf of Thomas Rosenberg, for Rezone from C-2 (Commercial) to C-R (Commercial Residential), located at 938 S. 2000 E. (TIN: 09-302-0008).
4. Continue the item to October 14, 2014 City Council meeting to allow applicant time to prepare Development Agreement.

PROJECT SUMMARY

Project Information	
Project Name	Rosenberg Rezone
Site Location	938 S. 2000 E
Tax ID Number	09-302-0008
Applicant	John Hansen
Owner	Thomas Rosenberg
Proposed Actions	Rezone Request – Zoning Map Amendment
Current Zoning	C-2 (Commercial)
Proposed Zoning	C-R (Commercial Residential)
Current Master Plan	Mixed Use
Gross Site Area	7.09 Acres

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Open Ground – Further North, Northrup Grumman Building	C-2 (Commercial)	Mixed Use
East	Layton City – Residential	(Residential)	N/A
South	Pinnacle Apartments	R-3 (Multi-Family Residential)	Residential
West	Summer Place PUD	R-3 (Multi-Family Residential)	Residential

ANALYSIS

Background

Clearfield City Planning Commission first heard this item on April 2, 2014. The applicant requested information and feedback from the Planning Commission and asked that no action be taken on the application during the meeting. Since that time, the applicant re-worked the conceptual plan and brought forward a more complete application for Planning Commission to consider. A formal Site Plan, Preliminary and Final Subdivision Plat, and Development Agreement will be forthcoming if the City Council is willing to accept this conceptual plan and development configuration. *Planning Commission moved to recommend to the City Council approval as conditioned subject to approval of the development agreement, the site plan and the preliminary plat, final plat and commercial frontage along University Park Boulevard (2000 East) on August 6, 2014.*

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 to provide more opportunity for mixed use development on this piece of property.

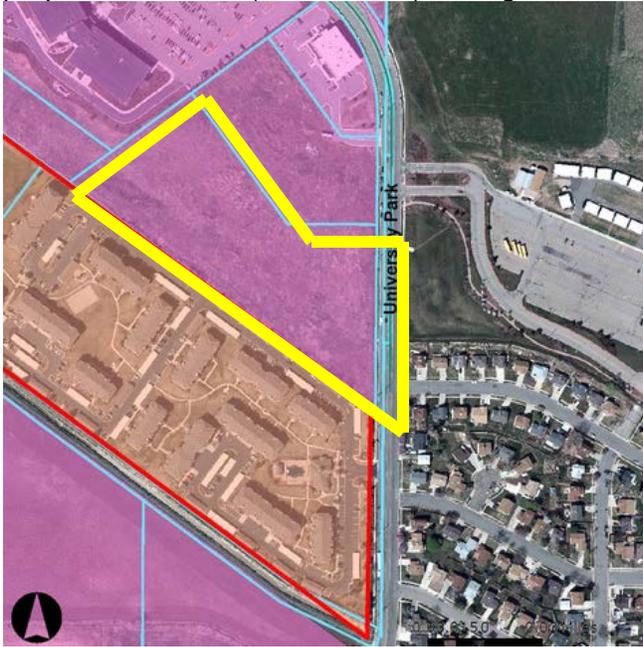
The proposal includes a request for approximately 7.09 acres to be rezoned from C-2 (Commercial) to C-R (Commercial Residential) with the intent to construct a Commercial building fronting University Park Boulevard, and twin homes on the west side (rear) of the parcel. A minimum requirement of the C-R zone is that 20% of the total finished floor area of the buildings must be Commercial. The Planning Commission felt that both the north and south sides of the development's access road should be commercial.

Any future development of this parcel will be held to the standards of Clearfield City Zoning Code Title 11, Chapter 11, Article C Commercial Residential which requires submittal and approval of a Site Plan, Conditional Use Permit, and Development Agreement. At this time, the owner's agent, John Hansen has applied simply for the rezone before moving forward to

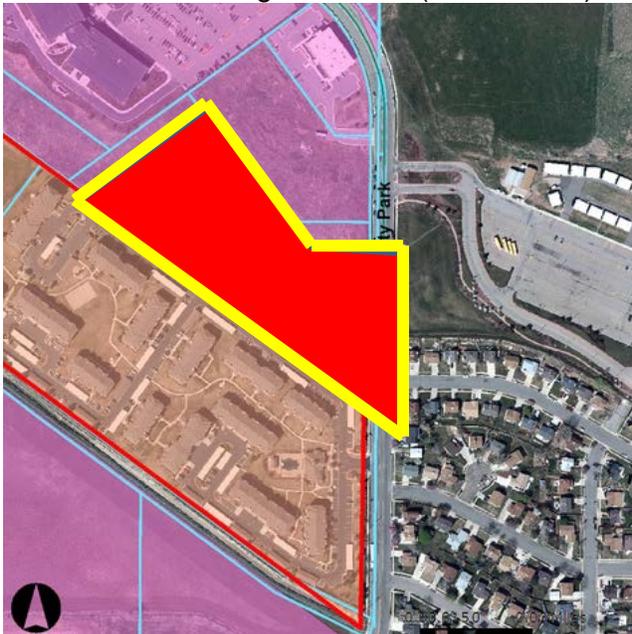
prepare complete development plans. Before spending money and time on revising and finalizing a Site Plan for the area, the applicant was interested in receiving the zoning change based on the conceptual plan submitted in order to know for certain that a mixed-use development would be possible on this property.

Zoning Map Amendment Information:

Current Clearfield City Zoning Map: Parcels in question have been outlined in yellow. The purple color is C-2 (Commercial) zoning, and the orange is R-3 (Multi-Family Residential).



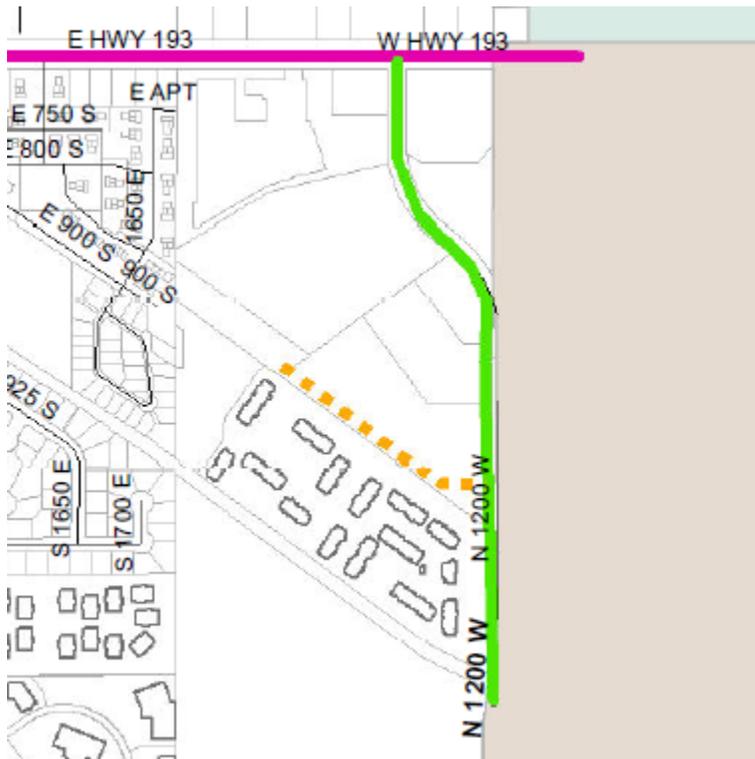
Clearfield City Zoning Map Amendment Requested: Parcels in question have been filled in red to indicate the change from C-2 (Commercial) to C-R (Commercial Residential).



Master Plan and Zoning

The Clearfield City General Plan currently shows this property as Mixed-Use. As part of Chapter 4 of the Affordable Housing Element, properties within Clearfield City may be re-zoned for multi-family residential development as part of an approved C-R Zone project.

Clearfield City's General Plan shows an east/west connector road on this property that would eventually tie 1500 East to 2000 East. The desire of the City at this time is not to physically connect these roads at this time, but rather to preserve an adequate transportation corridor. The City is working with engineers from Great Basin to assure that there is a roadway connection preserved from the west side of the Rosenberg property into the City-owned property to the west.



Zoning Map Amendment

The basic zoning and development standards can be met for this request with some amendments to the proposed concept plan. The C-R zone requires that 20% of the total proposed floor area be provided as commercial. The project proposes 35 units of housing primarily as twin homes with one single tri-plex. The units are 1,575 square feet each with a total floor area square footage of 55,125. The proposed Commercial building is 11,550 square feet as proposed. The total floor area for the development is 66,675. Taking 20% of this number would require 13,335 square feet of total commercial to be provided. The development as it is proposed is slightly short of this number, and needs to be tweaked to bring it into compliance with the zone requirements.

Properties developed under C-R zoning designation are pursuant to a Development Agreement to cover timing and construction of the Commercial and Residential portions of property. The applicant has prepared a Conceptual Site Plan to consider possible development strategies, but they are not ready at this time for a formal subdivision or site plan application.

Public Comment

No public comment has been received to date.

FINDINGS

Zoning Map Amendment

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Map Amendments. The findings and staff's evaluation are outlined below:

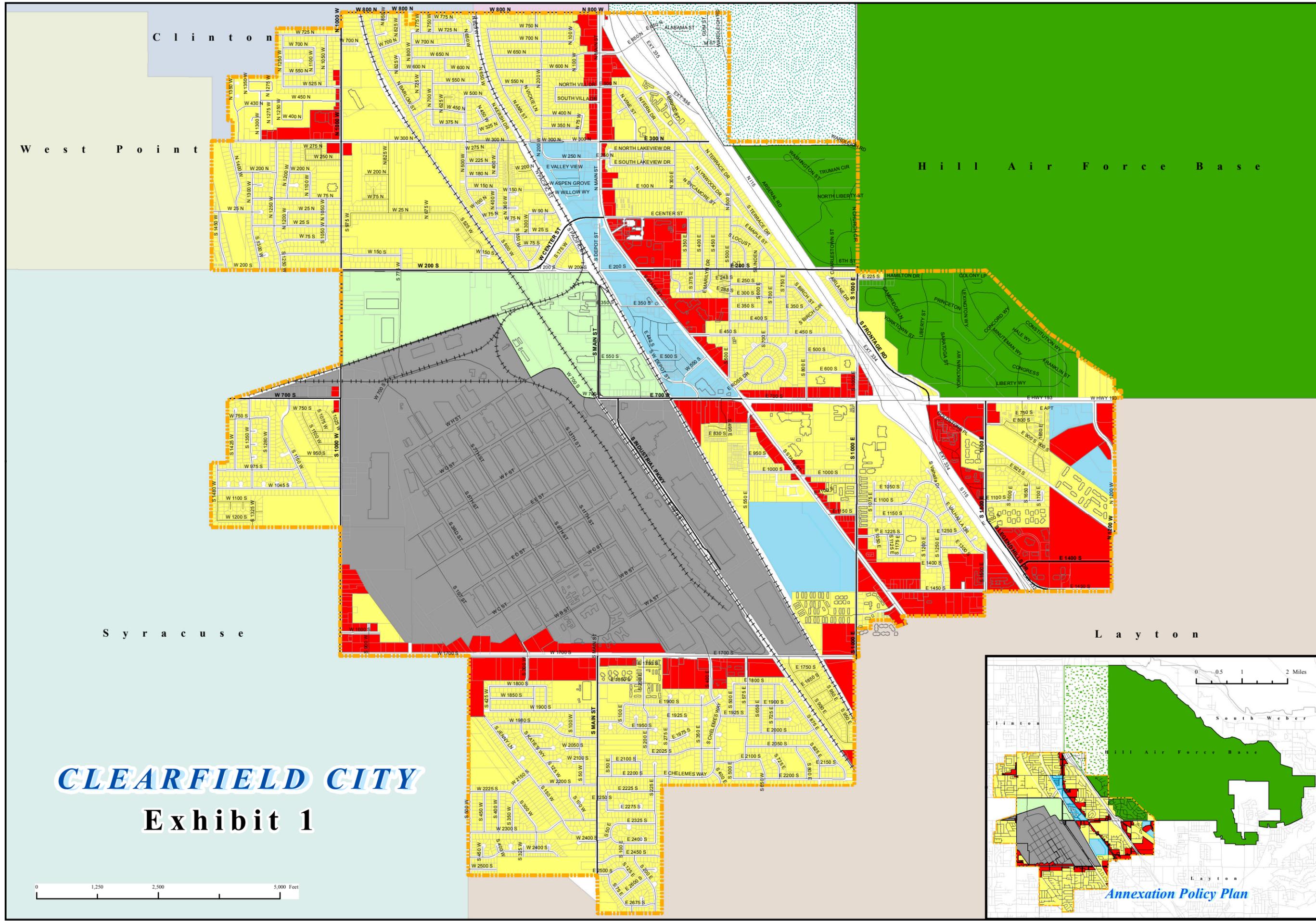
Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	Goal 1 of the Land Use Element states "Maintain consistency between the City's Land Use Ordinance and the General Plan". The General Plan currently shows "Mixed-Use" for this parcel. A Zoning Map Amendment from Commercial to Commercial Residential for these parcels has been requested by the applicant to be considered by the Planning Commission. Staff feels that the Zoning Map Amendment can be justified as meeting the purposes and intent of Clearfield City's General Plan. No further action is needed to amend the General Plan to facilitate this request.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Approval Conditions will be pursuant to a future site plan and subdivision plat requirements, where Title 11, Chapter 11, Article C Commercial Residential Zoning Code will need to be satisfied in order to approve any development on this property. Rezoning of this property will require a development agreement, Site Plan, and Preliminary/Final Plat.

PLANNING COMMISSION RECOMMENDATION

1. Rezoning of this parcel is contingent upon an approved development agreement, acceptance of preliminary and final plat, and site plan being in substantial conformance with the attached Conceptual Plan.
2. Frontage of University Park Boulevard (2000 East) must include commercial development

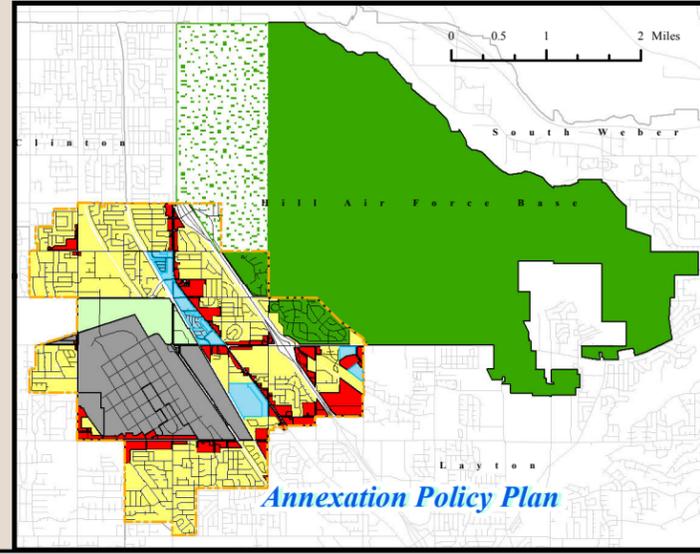
ATTACHMENTS

1. Clearfield City General Plan Land Use Map
2. Conceptual Site Plan - July 14, 2014



CLEARFIELD CITY

Exhibit 1



Future Land Use Map of the General Plan 2010 (b)

Legend

- Parcels
- Buildings
- City Boundary
- Railroad

Streets

- Private
- Major
- Minor

Proposed Land Use

- Residential Area
- Commercial Area
- Mixed Use
- Business Park
- Manufacturing Area
- Falcon Hill
- Hill AFB



Data published
05 October 2010



Lot 4

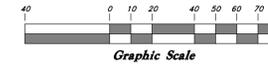
Clearfield City
City Park
(0006)

Hillside Park
Subdivision

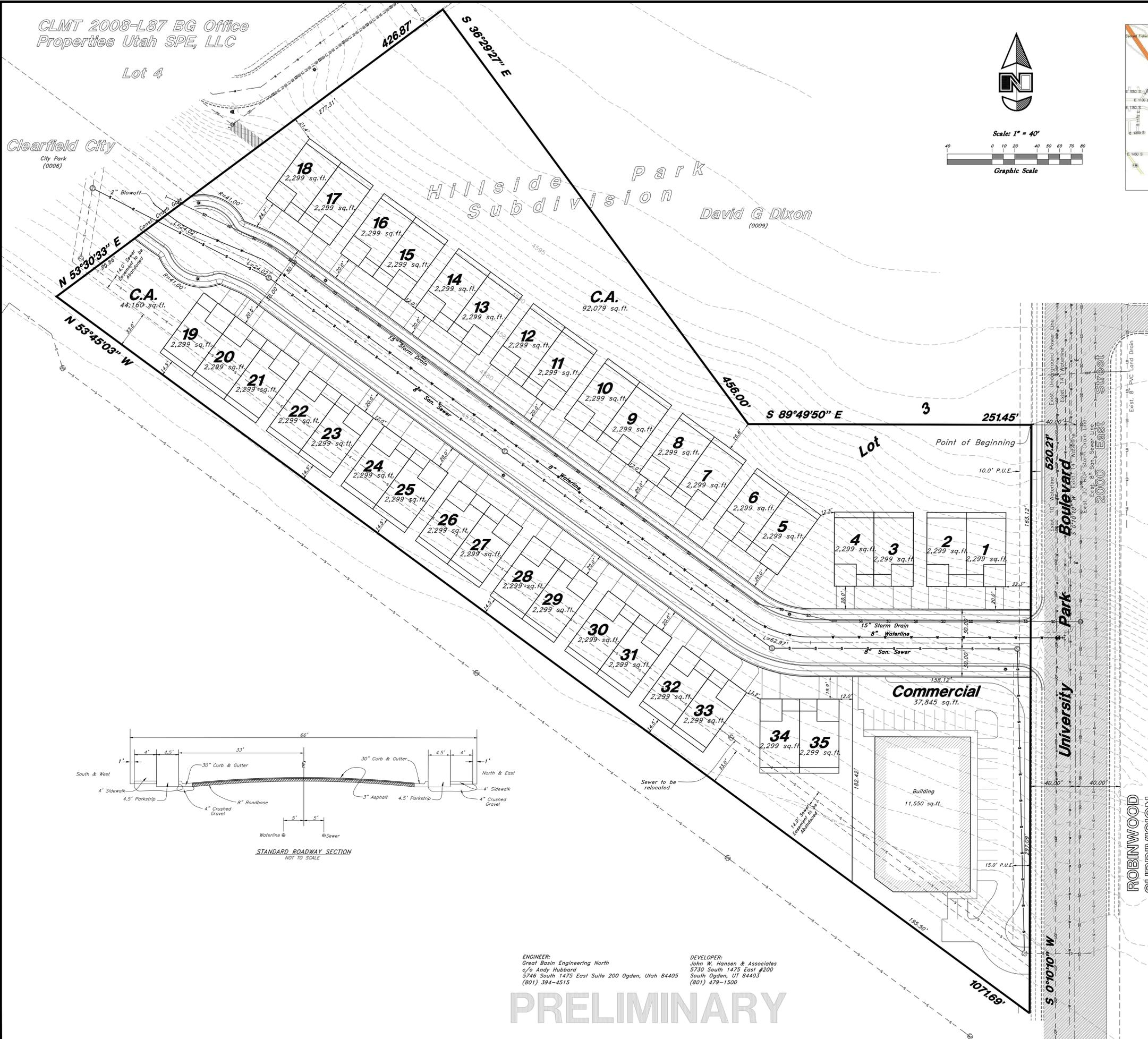
David G Dixon
(0009)



Scale: 1" = 40'



VICINITY MAP
(Not to Scale)



BOUNDARY DESCRIPTION

A part of Lot 3, Hillside Park Subdivision, Clearfield City, Davis County, Utah and a part of the Northeast Quarter of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:
Beginning at a point on the Westerly right of way line of University Park Boulevard, 2000 East Street) which is 1516.60 feet South 0°10'10" West along the East line of said Northeast Quarter and 21.50 feet North 89°49'50" West from the Northeast corner of said Section 7, and running thence South 0°10'10" West 520.21 feet along said Westerly right of way line to the Southerly boundary line of said Lot 3; thence North 53°45'03" West 1071.70 feet along said Southerly boundary line to the most Westerly corner of said Lot 3, thence North 53°30'33" East 426.87 feet along the Westerly boundary line of said Lot 3; thence South 36°29'27" East 456.00 feet; thence South 89°49'50" East 251.45 feet to the point of beginning.

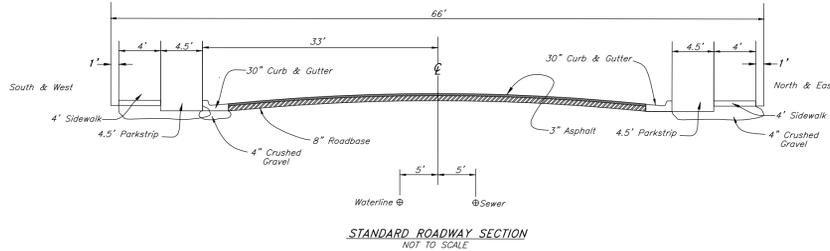
Contains 308,667 sq. ft. or 7.086 acres

ZONING INFORMATION

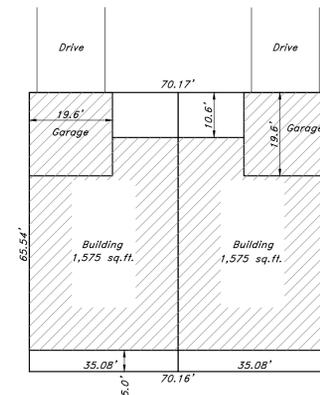
This property is Zoned C-R (Commercial Residential) and has the following building setbacks:

- Front Yard = 20 feet as proposed
- Side Yard = 12 feet as proposed
- Back Yard = 20 feet as proposed
- Building Height = 1 Story building

(This property is proposed to be rezoned from C-2 to C-R)



STANDARD ROADWAY SECTION
NOT TO SCALE



Typical Building pad
Scale: 1" = 20'

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
5746 South 1475 East Suite 200 Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
5730 South 1475 East #200
South Ogden, UT 84403
(801) 479-1500

PRELIMINARY

REV.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 FAX (801) 521-0222
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan

Hansen - Clearfield

Approx. 1000 South University Park Blvd.
 Clearfield City, Davis County, Utah

14 Jul, 2014

SHEET NO.

1



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: August 26, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1407-0006**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Residential (R-3) and Commercial (C-2) to Public Facilities (P-F), located west of 888 South 2000 East (TIN: 09-302-0006, 09-021-0055). The property is approximately 5.2 acres and lies in the Commercial (C-2) and Residential (R-3) zoning districts.

RECOMMENDATION

Move to **Approve RZN 1407-0006**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Residential (R-3) and Commercial (C-2) to Public Facilities (PF), located west of 888 South 2000 East (TIN: 09-302-0006, 09-021-0055), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	City Property Rezone
Site Location	Approx. 888 South 2000 East
Tax ID Number	09-302-0006, 09-021-0055
Applicant	Clearfield City Community Development
Owner	Clearfield City, Community Development and Renewal Agency
Proposed Actions	Rezone Request – Zoning Map Amendment
Current Zoning	C-2 (Commercial), R-2 (Multi-Family Residential)
Proposed Zoning	P-F (Public Facilities)
Current Master Plan	Residential
Gross Site Area	7.09 Acres

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	888 South 2000 East Commercial Building	C-2 (Commercial)	Commercial
East	Pinnacle Apartments	R-3 (Multi-Family Residential)	Residential
South	Open Ground – Legend Hills Development Area	C-2 (Commercial)	Commercial
West	Summer Place PUD	R-3 (Multi-Family Residential)	Residential

ANALYSIS

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. This zone is intended to provide immediate recognition of such properties upon the official zoning map of the city. Clearfield City and Clearfield City Community and Redevelopment Agency own property that is currently zoned R-3 and C-2. In order to create consistency with city-owned properties, the Community Development Department along with the Executive Department are requesting that the Planning Commission consider rezoning these parcels owned by Clearfield City to P-F (Public Facilities)

Clearfield City Planning Commission heard this item on August 6, 2014 and made a motion to recommend approval of RZN 1407-0006, a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Residential (R-3) and Commercial (C-2) to Public Facilities (PF), located west of 888 South 2000 East (TIN: 09-302-0006, 09-021-0055), based on the discussion and findings in the Staff Report.

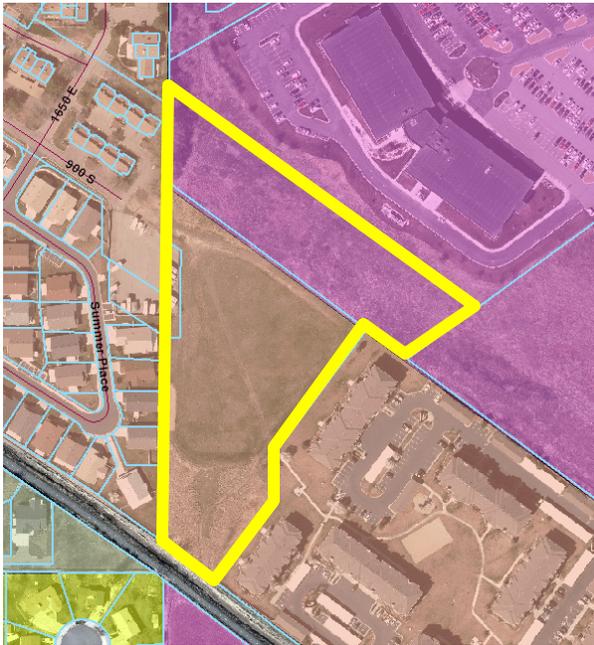
Master Plan and Zoning

The Clearfield City General Plan states that the Public facilities zone is appropriate for uses such as churches, schools, public buildings, open space, parks, public utilities and other related uses.

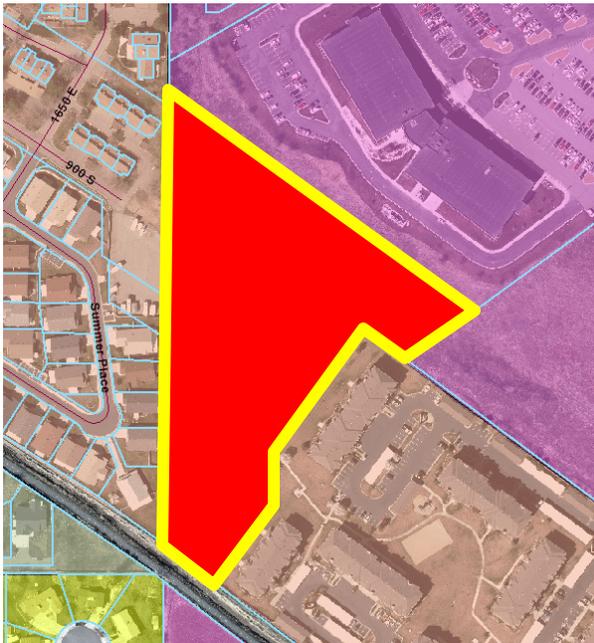
The request for rezone of this property as proposed meets the intent and requirements of the current Clearfield City Master Plan.

Zoning Map Amendment Information:

Current Clearfield City Zoning Map: Parcels in question have been outlined in yellow. The purple color is C-2 (Commercial) zoning, and the orange is R-3 (Multi-Family Residential).



Clearfield City Zoning Map Amendment Requested: Parcels in question have been filled in red to indicate the change from C-2/R-3 to P-F (Public Facilities).



Public Comment

There were public comments at the Planning Commission meeting, but were not related specifically to this rezone request. Scott Hodge, Clearfield City Public Works Director answered questions regarding a water line project on property to the north of this rezone area.

FINDINGS

Zoning Map Amendment

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Map Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	Clearfield City General Plan states that the P-F Public Facilities zone is appropriate for uses such as churches, schools, public buildings, open space, parks, public utilities and other related uses. This request is in conformance with the General Plan.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	In order to maintain consistency with Clearfield City owned and operated properties Staff is requesting a rezone of city-owned property to P-F (Public Facilities).

ATTACHMENTS

None included with this request.



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: August 26, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **RZN 1407-0007**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Manufacturing (M-1) and Residential (R-2) to Public Facilities (PF), located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197). The property is approximately 7.9 acres and lies in the Manufacturing (M-1) and Residential (R-2) zoning districts.

RECOMMENDATION

Move to **Approve as conditioned, RZN 1407-0007**: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Manufacturing (M-1) and Residential (R-2) to Public Facilities (PF), located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Public Works Property Rezone
Site Location	497 South Main Street
Tax ID Number	12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197
Applicant	Clearfield City Community Development
Owner	Clearfield City, Community Development and Renewal Agency
Proposed Actions	Rezone Request – Zoning Map Amendment
Current Zoning	M-1 (Manufacturing), R-2 (Multi-Family Residential)
Proposed Zoning	P-F (Public Facilities)
Current Master Plan	Business Park

Gross Site Area	7.09 Acres
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Surrounding Properties and Uses:	Current Zoning District	Comprehensive Plan Land Use Classification
North Pioneer Adult Rehabilitation Center	P-F (Public Facilities)	Business Park
East Union Pacific Railroad Corridor	N/A	N/A
South Morgan Pavement	M-1 (Manufacturing)	Business Park
West H Street Extension	N/A	N/A

ANALYSIS

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. This zone is intended to provide immediate recognition of such properties upon the official zoning map of the city. Clearfield City and Clearfield City Community and Redevelopment Agency own property that is currently zoned M-1 and R-2 and is used for the Public Works and Recreation Shop and Yard. In order to create consistency with city-owned properties, the Community Development Department along with the Executive Department are requesting that the Planning Commission consider rezoning these parcels owned by Clearfield City to P-F (Public Facilities)

Clearfield City Planning Commission heard this item on August 6, 2014 and made a motion to recommend approval of RZN 1407-0007: a request by Clearfield City and Clearfield City Redevelopment Agency, for Rezone of property from Manufacturing (M-1) and Residential (R-2) to Public Facilities (PF), located at 497 South Main Street (TIN: 12-003-0094, 12-003-0168, 12-003-0169, 12-003-0097, 12-003-0198, 12-003-0197), based on the discussion and findings in the Staff Report.

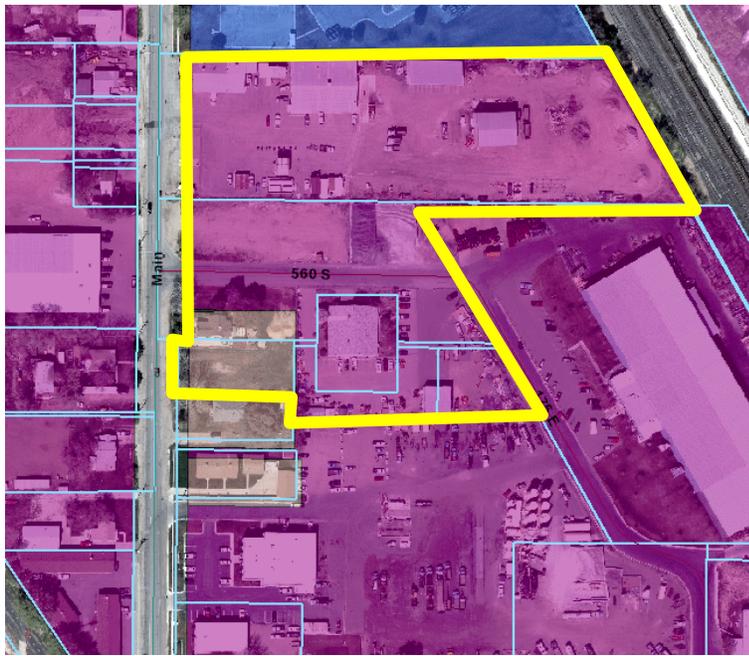
Master Plan and Zoning

The Clearfield City General Plan states that the Public facilities zone is appropriate for uses such as churches, schools, public buildings, open space, parks, public utilities and other related uses.

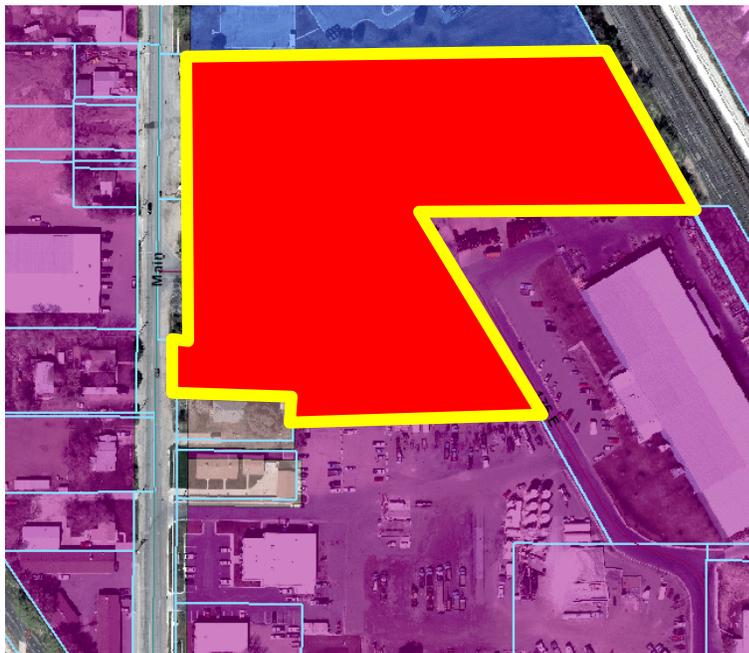
The request for rezone of this property as proposed meets the intent and requirements of the current Clearfield City Master Plan.

Zoning Map Amendment Information:

Current Clearfield City Zoning Map: Parcels in question have been outlined in yellow. The dark purple color is M-1 (Manufacturing) zoning, and the light orange is R-2 (Multi-Family Residential).



Clearfield City Zoning Map Amendment Requested: Parcels in question have been filled in red to indicate the change from M-1/R-2 to P-F (Public Facilities).



Public Comment

No public comment has been received to date.

FINDINGS**Zoning Map Amendment**

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Map Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	Clearfield City General Plan states that the P-F Public Facilities zone is appropriate for uses such as churches, schools, public buildings, open space, parks, public utilities and other related uses. This request is in conformance with the General Plan.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	In order to maintain consistency with Clearfield City owned and operated properties Staff is requesting a rezone of city-owned property to P-F (Public Facilities).

ATTACHMENTS

None included with this request.

CLEARFIELD CITY ORDINANCE 2014-19

AN ORDINANCE REZONING CERTAIN PROPERTIES IN CLEARFIELD, DAVIS COUNTY, UTAH; ONE LOCATED WEST OF 888 SOUTH 2000 EAST OR MORE SPECIFICALLY TIN: 09-302-0006 FROM (C-2) COMMERCIAL TO (PF) PUBLIC FACILITIES; ANOTHER LOCATED WEST OF 888 SOUTH 2000 EAST OR MORE SPECIFICALLY TIN: 09-021-0055 FROM (R-3) RESIDENTIAL TO (PF) PUBLIC FACILITIES; ANOTHER LOCATED AT 497 SOUTH MAIN (TIN 12-003-0094); ANOTHER LOCATED AT 559 SOUTH MAIN (TIN 12-003-0168); ANOTHER LOCATED AT 58 EAST 500 SOUTH (TIN 12-003-0169, TIN 12-003-0197, AND TIN 12-003-0198) FROM (M-1) MANUFACTURING TO (PF) PUBLIC FACILITIES; AND ANOTHER LOCATED AT 579 SOUTH MAIN (TIN 12-003-0097) FROM (R-2) RESIDENTIAL TO (PF) PUBLIC FACILITIES AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones certain properties in Clearfield, Davis County, Utah; one located west of 888 South 2000 East or more specifically TIN 09-302-0006 from (C-2) Commercial to (PF) Public Facilities; another located west of 888 South 2000 East or more specifically TIN 09-021-0055 from (R-3) Residential to (PF) Public Facilities; another located at 497 South Main (TIN 12-003-0094); another located at 559 South Main (TIN 12-003-0168); another located at 58 East 500 South (TIN 12-003-0169, TIN 12-003-0197, and TIN 12-003-0198) from (M-1) Manufacturing to (PF) Public Facilities; and another located at 579 South Main (TIN 12-003-0097) from (R-2) Residential to (PF) Public Facilities and amending the Clearfield City Zoning map accordingly. The new zoning designations enacted by this ordinance are in accordance with the City's General Plan and General Plan Map and maintain consistency for the public uses for these properties as well as between the City's Land Use Ordinance and the General Plan.

WHEREAS, pursuant to an application received by Clearfield City's Community Development Department, City staff is recommending changes in the zoning for certain properties owned by the City and/or CDRA in order to assure that those properties are zoned appropriately and best reflect the City's planning efforts, the public uses for these properties, and are in accordance with the City's General Plan; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that these rezones be approved; and

WHEREAS, the Clearfield City Council received and reviewed the proposed zoning changes recommended by the Clearfield City Planning Commission; and

WHEREAS, following proper notice, as set forth by state law, the City Council held a public hearing on the matter and allowed public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing as well as the Planning Commission's recommendations regarding the proposed rezones; and

WHEREAS, following its public deliberation, the City Council has determined that the zoning changes listed below are in the best interests of Clearfield City and its residents, will most effectively implement the City's planning efforts, and will allow for the highest and best uses for these parcels;

NOW, THEREFORE, be it ordained by the Clearfield City Council that:

Section 1. Zoning Changes: The zoning for the following properties located in Clearfield, Davis County, Utah is hereby changed as specified below:

- a. the property west of 888 South 2000 East or more specifically TIN 09-302-0006 from (C-2) Commercial to (PF) Public Facilities;
- b. the property west of 888 South 2000 East or more specifically TIN 09-021-0055 from (R-3) Residential to (PF) Public Facilities;
- c. the property located at 497 South Main (TIN 12-003-0094), 559 South Main (TIN 12-003-0168), and 58 East 500 South (TIN 12-003-0169, TIN 12-003-0197, and TIN 12-003-0198) from (M-1) Manufacturing to (PF) Public Facilities; and
- d. the property located at 579 South Main (TIN 12-003-0097) from (R-2) Residential to (PF) Public Facilities.

Section 2. Amendments to Zoning Map: The Clearfield City Zoning Map is hereby amended to reflect the changes in zoning outlined in Section 1 above and the City's Development Services Manager is hereby directed to have a new Zoning Map prepared showing said rezoning.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its passage and posting in three public places within Clearfield City.

Dated this 26th day of August, 2014, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY RESOLUTION 2014R-20

A RESOLUTION ACCEPTING FOR FURTHER CONSIDERATION A PETITION FOR ANNEXATION OF CERTAIN PORTIONS OF MILITARY LAND WITHIN THE FALCON HILL PROJECT AREA

WHEREAS, on August 18, 2014, the attached Petition for Annexation (Exhibit “A”) for roughly 49.73 acres of military land located within the Falcon Hill Project Area was filed with the Clearfield City Recorder by Sunset Ridge Development Partners, L.L.C.; and

WHEREAS, pursuant to Utah Code Ann. § 10-2-405 (2014), upon receipt of a Petition for Annexation, the municipal legislative body must either accept the Petition for further consideration or deny the Petition within prescribed timeframes; and

WHEREAS, once the municipal legislative body accepts a Petition for Annexation for further consideration, within 30 days of said acceptance, the City Recorder shall, with the assistance of other governmental officials, determine whether the Petition meets certain statutory requirements and thereafter either certify or reject said Petition; and

WHEREAS, the Clearfield City Council desires to move forward the attached Petition for Annexation for the Falcon Hill Project by accepting it for further consideration;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council that,

- 1) the attached Petition for Annexation of certain military land within the Falcon Hill Project Area is hereby accepted for further consideration; and
- 2) the City Recorder is hereby directed to begin the certification process for said Petition by determining whether the Petition meets the statutory requirements set forth in Title 10, Chapter 2, Part Four of the Utah Code.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:



Executive Department
55 South State Street
Clearfield, Utah 84015
Phone: 801.525.2710
Fax: 801.525.2869

PETITION FOR ANNEXATION

FEE: \$1,000.00. Petitioner shall also be responsible for the payment of all engineering fees, which shall be billed separately by the City. The City may refuse to process an application until engineering fees are paid in full.

Receipt # _____ Date July 11, 2014

Parcel Identification Number(s) _____

Petitioner: Sunset Ridge Development Partners, L.L.C. Phone # 801-485-7770

Fax # _____ Email t_lish@woodburycorp.com

Address: 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109
City State Zip

Required information to be provided by Petitioner:

- 1. Petition
- 2. Fees
- 3. County printout of property legal description(s)
- 4. Copy of section map with referenced properties highlighted
- 5. Five copies of annexation plat w/ wet stamp

Clearfield City Council:

The undersigned lessee of military land (that is included within the Falcon Hill Military Installation Development Authority Project Area) who, pursuant to Section 10-2-401(2)(a)(ii) UCA, is treated as the owner of real property located in Davis County, State of Utah, hereby respectfully petitions the Clearfield City Council for annexation to Clearfield City of the following described territory lying contiguous to the corporate limits of Clearfield City, and for the purpose represented to the City Council that the territory hereby sought to be annexed is described on the map. Wherefore, the undersigned respectfully request your favorable consideration of this petition and the passage of an ordinance of annexation by the Council effectuating the same.

Respectfully submitted this 18th day of August 2014.

SUNSET RIDGE DEVELOPMENT PARTNERS L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By: [Signature]
Its: Vice President

By: [Signature]
Its: President



Executive Department
55 South State Street
Clearfield, Utah 84015
Phone: 801.525.2710
Fax: 801.525.2869

MILITARY LESSEE AFFIDAVIT

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

We, Jeffrey K Woodbury and O. Randall Woodbury being duly sworn, depose and say, on behalf of Sunset Ridge Development Partners, L.L.C., the lessee of military land identified on the attached application, that the statements herein contained and the information attached are in all respects true and correct to the best of our knowledge and that we signed the Agent Authorization below.

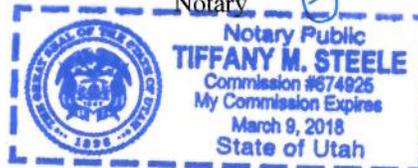
Jeffrey K Woodbury
Printed Name Signature

O. Randall Woodbury
Printed Name Signature

Subscribed and sworn to me this 18th day of August, 2014.

Tiffany M. Steele
Notary

Residing in: Salt Lake County
My Commission Expires 3/9/18



AGENT AUTHORIZATION

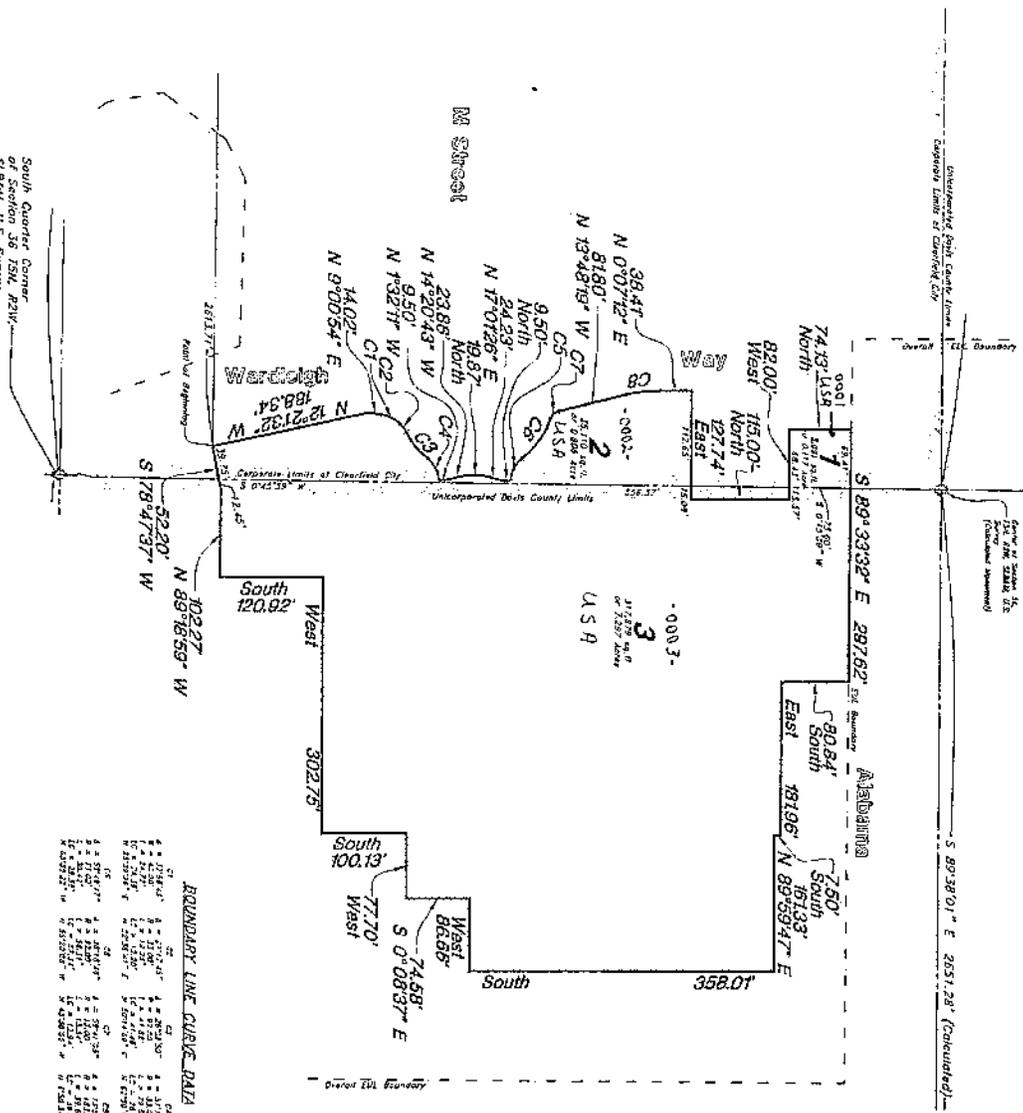
We, Jeffrey K. Woodbury and O. Randall Woodbury, on behalf of Sunset Ridge Development Partners L.L.C., do authorize as our agent Travis Lish to represent us regarding this application and to appear on our behalf before any administrative or legislative body in Clearfield City considering this application and to act in all respects as our agent in matters pertaining to the application.

Jeffrey K Woodbury
Printed Name Signature

O. Randall Woodbury
Printed Name Signature

Dated this 18th day of August, 2014

55 001



South Quarter Corner of Section 36 T5N, R2W, S18E4, U.S. Survey (Circulated Monument)

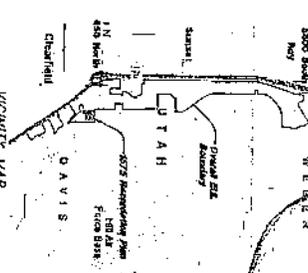
Note: All bearings and distances were measured in the field by the Surveyor. The bearings were measured with a total station and the distances were measured with a steel tape. The bearings were measured to the nearest second and the distances were measured to the nearest centimeter. The bearings were measured in the field on the 15th day of August, 2007. The distances were measured in the field on the 15th day of August, 2007.

NARRATIVE

This Survey and Reconnection Plan was requested by Mr. Gary Shawyer for purposes of the Quarter Section 36, T5N, R2W, S18E4, U.S. Survey. The Survey was conducted on the 15th day of August, 2007. The bearings were measured to the nearest second and the distances were measured to the nearest centimeter. The bearings were measured in the field on the 15th day of August, 2007. The distances were measured in the field on the 15th day of August, 2007.

BOUNDARY LINE CURVE DATA

Station	Bearing	Distance	Curve Data
1	N 0°07'42" E	38.44'	
2	N 13°48'19" W	81.80'	
3	N 17°07'26" E	24.53'	
4	N 14°20'43" W	9.50'	
5	N 1°32'31" W	19.87'	
6	N 9°00'54" E	14.02'	
7	N 12°21'32" W	18.34'	
8	N 12°21'32" W	18.34'	
9	N 12°21'32" W	18.34'	
10	N 12°21'32" W	18.34'	
11	N 12°21'32" W	18.34'	
12	N 12°21'32" W	18.34'	
13	N 12°21'32" W	18.34'	
14	N 12°21'32" W	18.34'	
15	N 12°21'32" W	18.34'	
16	N 12°21'32" W	18.34'	
17	N 12°21'32" W	18.34'	
18	N 12°21'32" W	18.34'	
19	N 12°21'32" W	18.34'	
20	N 12°21'32" W	18.34'	
21	N 12°21'32" W	18.34'	
22	N 12°21'32" W	18.34'	
23	N 12°21'32" W	18.34'	
24	N 12°21'32" W	18.34'	
25	N 12°21'32" W	18.34'	
26	N 12°21'32" W	18.34'	
27	N 12°21'32" W	18.34'	
28	N 12°21'32" W	18.34'	
29	N 12°21'32" W	18.34'	
30	N 12°21'32" W	18.34'	
31	N 12°21'32" W	18.34'	
32	N 12°21'32" W	18.34'	
33	N 12°21'32" W	18.34'	
34	N 12°21'32" W	18.34'	
35	N 12°21'32" W	18.34'	
36	N 12°21'32" W	18.34'	
37	N 12°21'32" W	18.34'	
38	N 12°21'32" W	18.34'	
39	N 12°21'32" W	18.34'	
40	N 12°21'32" W	18.34'	
41	N 12°21'32" W	18.34'	
42	N 12°21'32" W	18.34'	
43	N 12°21'32" W	18.34'	
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51	N 12°21'32" W	18.34'	
52	N 12°21'32" W	18.34'	
53	N 12°21'32" W	18.34'	
54	N 12°21'32" W	18.34'	
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56	N 12°21'32" W	18.34'	
57	N 12°21'32" W	18.34'	
58	N 12°21'32" W	18.34'	
59	N 12°21'32" W	18.34'	
60	N 12°21'32" W	18.34'	
61	N 12°21'32" W	18.34'	
62	N 12°21'32" W	18.34'	
63	N 12°21'32" W	18.34'	
64	N 12°21'32" W	18.34'	
65	N 12°21'32" W	18.34'	
66	N 12°21'32" W	18.34'	
67	N 12°21'32" W	18.34'	
68	N 12°21'32" W	18.34'	
69	N 12°21'32" W	18.34'	
70	N 12°21'32" W	18.34'	
71	N 12°21'32" W	18.34'	
72	N 12°21'32" W	18.34'	
73	N 12°21'32" W	18.34'	
74	N 12°21'32" W	18.34'	
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88	N 12°21'32" W	18.34'	
89	N 12°21'32" W	18.34'	
90	N 12°21'32" W	18.34'	
91	N 12°21'32" W	18.34'	
92	N 12°21'32" W	18.34'	
93	N 12°21'32" W	18.34'	
94	N 12°21'32" W	18.34'	
95	N 12°21'32" W	18.34'	
96	N 12°21'32" W	18.34'	
97	N 12°21'32" W	18.34'	
98	N 12°21'32" W	18.34'	
99	N 12°21'32" W	18.34'	
100	N 12°21'32" W	18.34'	



1111 S. 1000 E. SUITE 200
 SALT LAKE CITY, UT 84143
 PHONE: 801-488-4411
 FAX: 801-488-4412
 WWW.GREATBASINSURVEY.COM

PRELIX
 55-001
 LAST #
 0.003

SCALE:
 1" = 100'

DEVELOPMENT: MIDA - BUILDING 1575

S 1/2 SEC. 36, T 5N R 2W
 S.L.M. DAVIS COUNTY, UTAH
 FILE NO. 11
 R 09-27-2011

Parcel Vesting Information

09/27/2011 to Present

Serial Number: 55-001-0003

Mailing Address: C/O MILITARY INSTALLATION DEV AUTHORITY / ATTN: RON H R
KAYSVILLE, UT 84037-0000

Tax District

14

Location

Location: 5 N 2 W 36 E 1/2

Vested Owners

UNITED STATES OF AMERICA

Legal Description

ALL OF LOT 3, MIDA - BUILDING 1575. CONT. 7.297 ACRES

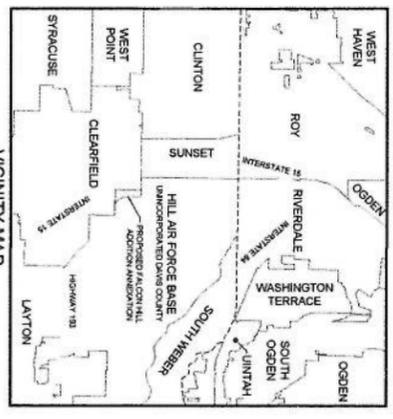
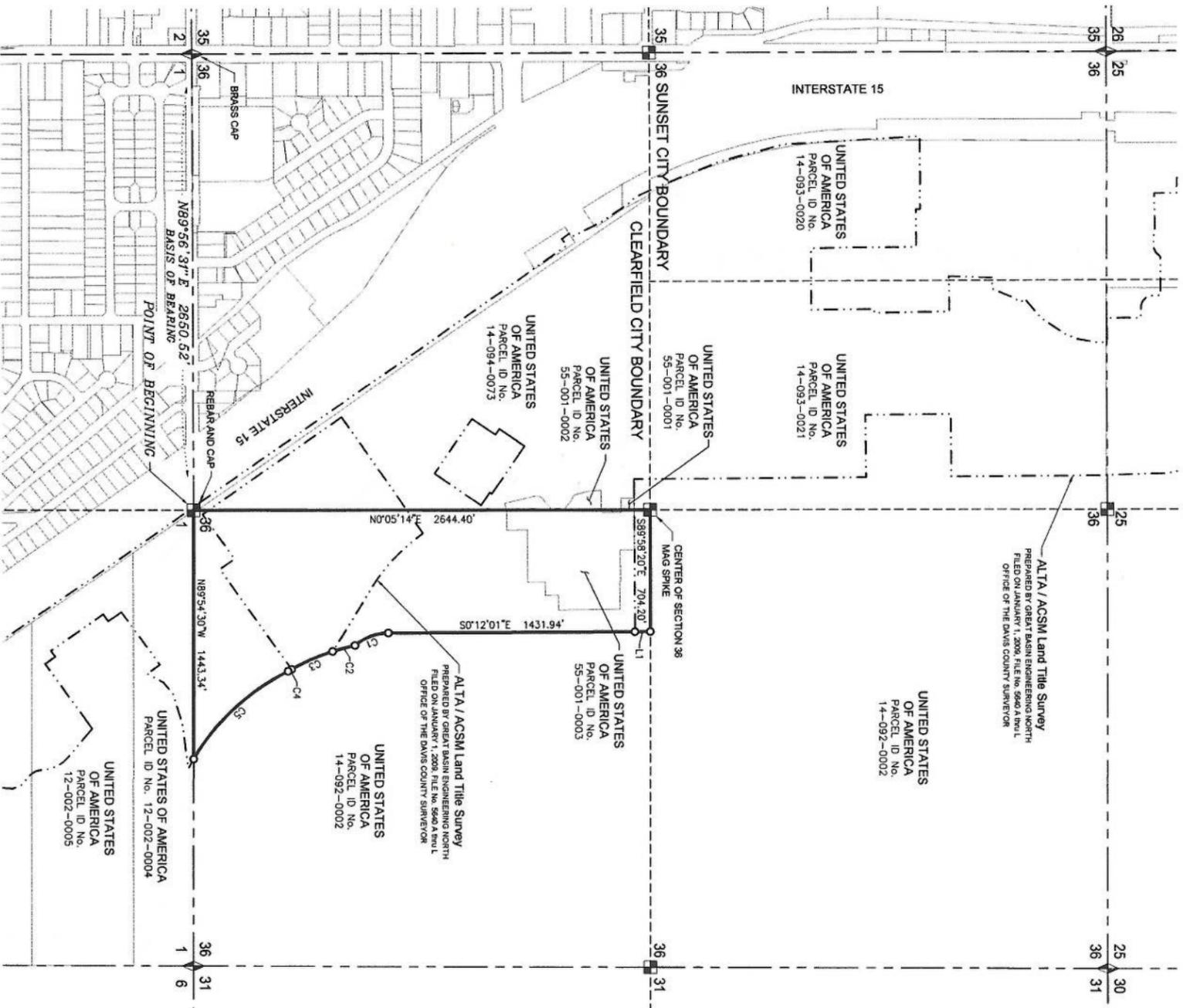
CLEARFIELD CITY CORPORATION
ZONING/ DEVELOPMENTS RECEIPT

PARCEL ID : 127560001	ADDRESS : 55 S STATE ST
PROJECT : 14080006	PRINT DATE : 08/19/2014
RECEIPT # : 50000001799	PRINT TIME : 13:34:31
RECEIPT DATE : 08/19/2014	OPERATOR : smillgat
RECEIVED BY : smillgat	COPY # : 1
REC'D. FROM : SUNSETRIDGE DEVELOP	CASH DRAWER: 5
UDF 108.1 CHARACTER :	
UDF 108.2 CHARACTER :	

NOTES : 50000001799

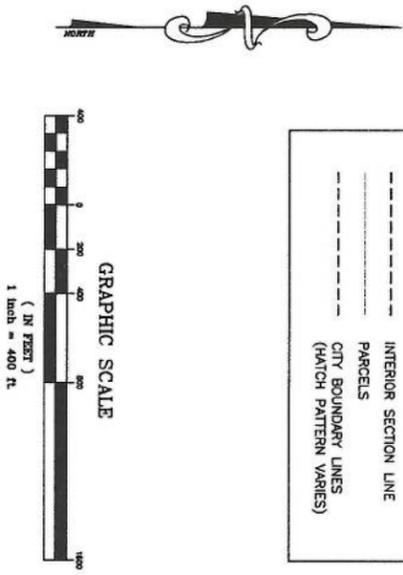
FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
Z-ANNEX	FLAT RATE	1.00	1000.00	0.00	1000.00	0.00
TOTAL PROJECT :			1000.00	0.00	1000.00	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	1,000.00	000415
TOTAL RECEIPT :	1,000.00	



LINE & CURVE TABLE					
#	LENGTH	DIRECTION	RADIUS	CHORD LENGTH	CHORD BEARING
C1	211.38'	49°21'04\"	300.16'	207.02'	S07°22'14\"
C2	133.28'	S53°21'12\"	1296.68'	133.22'	S14°56'50\"
C3	280.02'	11°29'22\"	1296.68'	259.50'	S23°38'14\"
C4	210.8'	10°11'12\"	1296.68'	208.8'	S29°33'28\"
C5	755.43'	S73°55'00\"	1296.68'	744.75'	S47°38'51\"
L1	88.94'	S07°12'01\"	-	-	-

LEGEND	
	SECTION CORNER AS NOTED
	1/4 CORNER AS NOTED
	LINE/CURVE SEGMENT MARKER
	PROPOSED ANNEXATION BOUNDARY LINE
	FALCON HILL SITE BOUNDARY
	SECTION LINE
	INTERIOR SECTION LINE
	PARCELS
	CITY BOUNDARY LINES (HATCH PATTERN VARIES)



infinity CONSULTANTS
 2975 Executive Parkway, Suite 162
 Lehi, Utah 84043 • Tel: 801.541.3040

CLEARFIELD CITY ATTORNEY
 APPROVED THIS _____ DAY OF _____ 2013.

CLEARFIELD CITY ATTORNEY

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO CLEARFIELD CITY, DAVIS COUNTY, UTAH

DATE: _____ SIGNATURE: _____

BOUNDARY DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, ALSO BEING THE CORNER COMMON WITH SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION, AND RUNNING THENCE N.07°05'14\"

ACCEPTANCE BY LEGISLATIVE BODY:

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS _____ DAY OF _____ 2013, AT WHICH TIME THIS ANNEXATION WAS APPROVED AND ACCEPTED.

ATTEST: _____ MAYOR
 CITY RECORDER _____

NOTES:
 1. ALL INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION FROM THE DAVIS COUNTY SURVEYOR'S OFFICE AND THE DAVIS COUNTY RECORDER'S OFFICE.
 2. SECTION SURVEYOR'S OFFICE AND THE DAVIS COUNTY RECORDER'S OFFICE PREPARED BY THE DAVIS COUNTY SURVEYOR'S OFFICE DATED SEPTEMBER 2011 FOR SECTION 25, 36, T15N & SECTION 31, 33, T15N12W.
 3. THE ALTA/ACSM LAND TITLE SURVEY REFERENCED HEREIN WAS ROUTED TO MATCH THE SECTION LINEWORK DESCRIBED IN NOTE 2.
 4. THE ALTA/ACSM BOUNDARY DOES NOT REPRESENT A PARCEL BOUNDARY WITH A PARCEL NUMBER.
 5. ALL BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE DAVIS COUNTY COORDINATE SYSTEM.

ANNEXATION PLAT
FALCON HILL ADDITION
 CLEARFIELD CITY, UTAH

CLEARFIELD CITY ENGINEER
 DAVIS COUNTY RECORDER

APPROVED THIS _____ DAY OF _____ 2013.
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____
 BOOK: _____ PAGE: _____
 FEE: _____
 CLEARFIELD CITY ENGINEER
 DAVIS COUNTY RECORDER

19 August 2014

Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council
Proj: **Clearfield Arts Center Building – Entry Remodel & Window Replacement Project**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Mark Shepherd and Council Members,

The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Saunders Construction of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Saunders Construction’s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Saunders Construction’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$151,000 to Saunders Construction Inc. of Ogden, Utah.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E.
City Engineer

cc: Eric Howes – Clearfield City, Community Services Director

BID RESULTS

**Clearfield Arts Center Building Entry Remodel &
Window Replacement Project**

OWNER: CLEARFIELD CITY
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: Tuesday, August 19th, 2014
TIME: 2:00 pm.

BID LOCATION: Clearfield City Offices
55 South State Street; 3rd Floor
Clearfield, Utah 84015

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
Saunders Construction	No. 1 No. 2	Yes	\$151,000
Arnell-West, Inc.	No. 1 No. 2	Yes	\$191,685
Patriot Construction	No. 1 No. 2	Yes	\$193,076
Entelen Design-Build	No. 1 No. 2	Yes	\$198,050
Ascent Construction Inc.	None noted	Yes	\$203,957
Keller Construction Inc.	None noted	Yes	\$211,900

BID PROPOSAL TABULATION

PROJECT NAME: Clearfield Arts Center Building -
Entry Remodel & Window Replacement Project

BID DATE: 19 August 2014
OWNER: Clearfield City
COMMUNITY SERVICES: Eric Howes

Bid Item	Description	Quantity	Unit	Saunders Construction 1601 N 750 W Ogden, Utah 84404		Arnell-West, Inc. 341 South 2000 West Salt Lake City, Utah 84119		Patriot Construction 3645 N Hwy 126 Ogden, Utah 84404		Entelen Design-Build 8707 Sandy Pkwy Sandy, Utah 84070	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization, bonds, and insurance.	1	ls	\$5,000.00	\$5,000.00	No Unit Prices Submitted Total Bid Only		\$22,602.00	\$22,602.00	\$7,500.00	\$7,500.00
2.	Removal and replacement of all windows and framework for the entire building.	1	ls	\$63,455.00	\$63,455.00	No Unit Prices Submitted Total Bid Only		\$84,370.00	\$84,370.00	\$70,000.00	\$70,000.00
3.	Removal and reconstruction of the Westerly Entrance into the Arts Center Building and new wall signage structure.	1	ls	\$56,000.00	\$56,000.00	No Unit Prices Submitted Total Bid Only		\$47,800.00	\$47,800.00	\$36,750.00	\$36,750.00
4.	Removal and reconstruction of the Northerly Entrance into the Arts Center Building.	1	ls	\$21,500.00	\$21,500.00	No Unit Prices Submitted Total Bid Only		\$26,184.00	\$26,184.00	\$46,010.00	\$46,010.00
5.	Repair and Painting of the existing building soffit and fascia around the entire building.	1	ls	\$5,045.00	\$5,045.00	No Unit Prices Submitted Total Bid Only		\$12,120.00	\$12,120.00	\$37,790.00	\$37,790.00
TOTAL BID:				\$151,000.00		\$191,685.00		\$193,076.00		\$198,050.00	
Surety Company				Travelers Casualty & Surety Company of America		Travelers Casualty & Surety Company of America		Westchester Fire Insurance Company		The Ohio Casualty Insurance Company	
City, State				Hartford, CT		Salt Lake City, Utah		Pennsylvania		New Hampshire, CT	
Bid Security - Bid Bond Amount				5%		5%		5%		5%	
Contractor's License Number				247978-5501		247452-5501		5178262-5501		4548882-5501	

BID PROPOSAL TABULATION

PROJECT NAME: Clearfield Arts Center Building -
Entry Remodel & Window Replacement Project

BID DATE: 19 August 2014
OWNER: Clearfield City
COMMUNITY SERVICES: Eric Howes

Bid Item	Description	Quantity	Unit	Ascent Construction, Inc. 25 South Main Street Centerville, Utah 84014		Keller Construction, Inc. 2412 S 3400 W Salt Lake City, Utah 84119	
				Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization, bonds, and insurance.	1	ls	No Unit Prices Submitted Total Bid Only		\$3,300.00	\$3,300.00
2.	Removal and replacement of all windows and framework for the entire building.	1	ls	No Unit Prices Submitted Total Bid Only		\$99,990.00	\$99,990.00
3.	Removal and reconstruction of the Westerly Entrance into the Arts Center Building and new wall signage structure.	1	ls	No Unit Prices Submitted Total Bid Only		\$79,460.00	\$79,460.00
4.	Removal and reconstruction of the Northerly Entrance into the Arts Center Building.	1	ls	No Unit Prices Submitted Total Bid Only		\$20,900.00	\$20,900.00
5.	Repair and Painting of the existing building soffit and fascia around the entire building.	1	ls	No Unit Prices Submitted Total Bid Only		\$8,250.00	\$8,250.00
TOTAL BID:				\$203,957.00		\$211,900.00	
Surety Company				Fidelity and Deposit Company of Maryland		Travelers Casualty & Surety	
City, State				Maryland		Hartford, CT	
Bid Security - Bid Bond Amount				5%		5%	
Contractor's License Number				Not Submitted		22-227270-5501	

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
August 12, 2014

(This meeting was held following the regularly scheduled City Council Meeting.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Jimmie Winterbottom, Hayden Rasband, Bob Bercher, Hunter Despain, Lisa Despain, Jack Easton, Caleb Flint, Dallin Walker, Karen Walker

Chair Young called the meeting to order at 7:26 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE JULY 8, 2014 WORK SESSION, THE JULY 22, 2014 WORK SESSION, THE JULY 22, 2014 POLICY SESSION AND THE JULY 29, 2014 WORK SESSION

Director Bush requested changes to the July 8 meeting as it referenced Mayor Shepherd as opposed to Director Shepherd.

Director Bush moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the July 22, 2014 work session, the July 22, 2014 policy session and the July 29, 2014 work session as written, and the July 8, 2014 work session as amended, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF A LEASE AGREEMENT WITH SODA POP CULTURE LLC FOR THE REAL PROPERTY AND RESTAURANT SPACE, FURNITURE, FIXTURES AND EQUIPMENT LOCATED AT 50 SOUTH DEPOT STREET (PARCEL ID# 12-001-0193)

JJ Allen, Assistant City Manager, explained Soda Pop Culture LLC was a custom soda drink business which required a drive-thru. As soon as the CDRA's building at 50 South Depot Street was vacated by the former tenant, the owners of Soda Pop Culture expressed interest in leasing the property on a short-term month-to-month basis. He emphasized they were aware the City was currently marketing the property for sale.

Director Bush asked who would be responsible for landscape maintenance of the property. Mr. Allen responded it would be the tenant's responsibility.

Director Shepherd moved to approve the Lease Agreement with Soda Pop Culture LLC for the real property and restaurant space, furniture, fixtures and equipment located at 50 South Depot Street (Parcel ID# 12-001-0193), and authorize the Chair's signature to any necessary documents, seconded by Director LeBaron. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director LeBaron moved to adjourn as the Community Development and Renewal Agency at 7:30 p.m., seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**