

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
February 25, 2014 – POLICY SESSION

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

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

6:00 P.M. WORK SESSION

Discussion on Historic Preservation within the City

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

6:30 P.M. WORK SESSION

Update from the Davis County Commissioners

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

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Bush

APPROVAL OF THE MINUTES:

February 11, 2014 – Policy Session

PUBLIC HEARINGS:

1. **RECEIVE PUBLIC COMMENT ON A PROPOSED GENERAL PLAN AMENDMENT TO CHANGE FUTURE LAND USES AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE FROM COMMERCIAL TO RESIDENTIAL**

BACKGROUND: A request from the current property owner of 0.47 acres located at 252 South and 256 South Marilyn Drive to have the properties reclassified in the General Plan's Future Land Use Map from Commercial to Residential with the intent to construct one single-family dwelling unit for the owner's family to own and live in. The property was formerly rezoned to Commercial with the intent to combine parcels and utilize a previous owner's frontage on 200 South to maximize utility of the property in question. The utilization of this property as Commercial was never undertaken by the former owner, and as such has continued to sit vacant.

RECOMMENDATION: Receive public comment.

2. **RECEIVE PUBLIC COMMENT FOR A REZONE TO CHANGE EXISTING LAND USES FROM C-2 (COMMERCIAL) TO R-1-8 (RESIDENTIAL) FOR TWO LOTS,**

LOCATED AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE, A COMBINED 0.47 ACRES WHICH LIES IN THE C-2 (COMMERCIAL) ZONING DISTRICT

BACKGROUND: A request from the current property owner to rezone two parcels located at 252 South and 256 South Marilyn Drive from C-2 (Commercial) to R-1-8 (Single-family Residential) with the intent to construct one single-family dwelling unit for the owner's family to own and live in. The property is currently two individual parcels, and the property owner desires to combine the two parcels into one. An application for subdivision amendment and plat vacation to the Manuel Subdivision 1 is included as item #3 in the February 25, 2014 City Council Packet.

RECOMMENDATION: Receive public comment.

3. RECEIVE PUBLIC COMMENT TO AMEND THE MANUEL SUBDIVISION TO COMBINE LOTS 1 AND LOT 2, LOCATED AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE

BACKGROUND: A request by the current property owner to combine two existing lots in the Manuel Subdivision No. 1. This subdivision was originally approved in the year 2000 along with the property being rezoned from Residential to Commercial at that time. Combining the two lots will create one single lot with a total of 0.47 acres. This new, larger parcel will have a generous building footprint, and will allow the owner's family to situate a single level living home on the property while meeting all required setbacks and minimums for the R-1-8 zone. An application for a General Plan Amendment and Rezone for these properties is included as items #1 and #2 in the February 25, 2014 City Council Packet.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. CITIZEN COMMENTS

5. CONSIDER APPROVAL OF ORDINANCE 2014-02 AUTHORIZING THE GENERAL PLAN AMENDMENT TO CHANGE FUTURE LAND USES AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: Approve Ordinance 2014-02 authorizing the General Plan Amendment to change future land uses at 252 South and 256 South Marilyn drive from Commercial to residential and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2014-03 AUTHORIZING A REZONE TO CHANGE EXISTING LAND USES FROM C-2 (COMMERCIAL) TO R-1-8 (RESIDENTIAL) FOR TWO LOTS, LOCATED AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE, A COMBINED 0.47 ACRES WHICH LIES IN THE C-2 (COMMERCIAL) ZONING DISTRICT

RECOMMENDATION: Approve Ordinance 2014-03 authorizing the rezone to change existing land uses from C-2 (Commercial) to R-1-8 (Residential) for two lots, located at 252 South and 256 South Marilyn Drive, a combined 0.47 acres which lies in the C-2 (Commercial) zoning district.

7. CONSIDER APPROVAL TO AMEND THE MANUEL SUBDIVISION TO COMBINE LOT 1 AND LOT 2, LOCATED AT 252 SOUTH AND 256 SOUTH MARILYN DRIVE

RECOMMENDATION: Approve the Amendment to the Manuel Subdivision to combine Lot 1 and Lot 2, located at 252 South and 256 South Marilyn Drive and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PLANNING COMMISSION

BACKGROUND: The Planning Commission currently has vacancies for two regular members and three alternate members. Another member's seat on the Commission will expire at the end of February. Residents were asked to submit letters of interest and interviews were conducted by the City Council during the work sessions on February 4, 2014 and February 18, 2014

RECOMMENDATION: Approve and consent to the Mayor's reappointment of Norah Baron as a regular member of the Planning Commission with a term expiring February 2019 and the Mayor's appointment of Tim Roper from an alternate member to regular member of the Planning Commission with a term expiring February 2018, the appointment of Kathryn Murray as a regular member with a term expiring February 2019, Michael Millard as an alternate member with a term expiring February 2017, Robert Browning as an alternate member with a term expiring February 2018 and Robert Allen as an alternate member with a term expiring on February 2016, and authorize the Mayor's signature to any necessary documents.

9. CONSIDER THE APPROVAL OF THE REAPPOINTMENT OF ADAM LENHARD AS THE CITY MANAGER

BACKGROUND: Adam Lenhard was appointed as the Clearfield City Manager on August 23, 2011. Pursuant to § 1-7-3 of the Clearfield City Code, the City Manager's term of employment may be renewed by the City Council at any time. The Mayor and Council desire to reappoint Adam Lenhard as the City Manager for a three-year term from March 1, 2014, through February 28, 2017.

RECOMMENDATION: Reappoint Adam Lenhard as the City Manager through February 28, 2017, and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF THE AWARD OF BID TO ASSOCIATED BRIGHAM CONTRACTORS FOR THE 450 WEST COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) INFRASTRUCTURE IMPROVEMENT PROJECT

BACKGROUND: Bids were received from 11 construction companies to complete the infrastructure improvements on 450 West Street from 2225 South to 2300 South. The project will include installation of new water and sanitary sewer and storm drain main pipelines, the installation of new curb, gutter and sidewalk and the installation of new asphalt pavement on 450 West from 2225 South to 2300 South. This project is utilizing Community Development Block Grant (CDBG) funding for a portion of the funding. The lowest responsible bid was received from Associated Brigham Contractors with a bid of \$478,194.65.

RECOMMENDATION: Approve the award of bid for the 450 West CDBG Improvement Project to Associated Brigham Contractors with a bid amount of \$478,194.65, and approve funding of the project for the bid amount of \$478,194.65 with contingency and engineering costs of \$111,805.35 for a total project cost of \$590,000.00; and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2014R-04 AFFIRMING THE CITY COUNCIL REVIEWED THE 2013 MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT FOR CLEARFIELD CITY

BACKGROUND: Utah Department of Environmental Quality has asked the City Council to review and consider Clearfield's Municipal Wastewater Planning Program Report for 2013. This Resolution affirms the Council reviewed and considered the Report.

RECOMMENDATION: Approve Resolution 2014 R-04 affirming that the City Council reviewed and considered the Municipal Wastewater Planning Program Report for Clearfield City and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

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

Dated this 20th day of February, 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.