

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)  
AND  
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS  
July 8, 2014

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

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

**6:00 P.M. CDRA WORK SESSION**

Discussion on the Listing Agreements with Newmark Grubb ACRES  
Discussion on a Loan Agreement with Clearfield Station LLC

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

**CITY COUNCIL WORK SESSION**

Discussion on the Bid Award for the 550 East Roadway Improvement Project  
Discussion on Google Fiber

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

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
July 8, 2014 – POLICY SESSION

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

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF THE MINUTES:

Mayor Shepherd

Councilmember

May 20, 2014 – Work Session

May 27, 2014 – Work Session

June 17, 2014 – Work Session

June 24, 2014 – Policy Session

**PUBLIC HEARING:**

1. PUBLIC HEARING TO RECEIVE COMMENT ON ZTA 1404-0001 ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTERS 3, 10A, 11A, 11B, 11C, 11E AND 14 REGARDING PARKING REGULATIONS

BACKGROUND: On April 22, 2014, the Clearfield City Council enacted a temporary land use regulation regarding parking lots and facilities which was applicable to all commercially zoned property within Clearfield City. The City Council asked staff and the Planning Commission to review the parking ordinance within commercial zones and recommend language which would protect the City's remaining prime commercial property from being developed into stand-alone parking lots that are not necessarily tied to a primary commercial use. The Planning Commission held public hearings on the amendment and recommended approval. The City Council also opened a public hearing on May 27, 2014 and continued it through July 8, 2014.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

2. CITIZEN COMMENTS
3. CONSIDER APPROVAL OF ORDINANCE 2014-16 AMENDING TITLE 11, CHAPTERS 3, 10A, 11A, 11B, 11C, 11E AND 14 OF THE CLEARFIELD CITY CODE REGARDING PARKING REGULATIONS

RECOMMENDATION: Approve Ordinance 2014-16 amending Title 11, Chapters 3, 10A, 11A, 11B, 11C, 11E and 14 of the Clearfield City Code regarding parking regulations and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE AWARD OF BID TO CRAYTHORNE, INC., FOR THE DEPOT STREET EXTENSION IMPROVEMENT PROJECT

BACKGROUND: Bids were received from five construction companies to extend Depot Street. The lowest responsible bid was received from Craythorne, Inc. with the bid amount of \$181,534.25. The project will extend Depot Street from approximately 800 South to 900 South, and would include the extension of a culinary waterline within Depot Street and connect two access roads into the Meadows Condominiums.

RECOMMENDATION: Approve the award of bid for the Depot Street Extension Project to Craythorne, Inc. with the bid amount of \$181,534.25 and approve funding for the project in the bid amount of \$181,534.25 with contingency and engineering of \$64,465.75 for a total project cost of \$246,000; and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 70 SOUTH STATE, CLEARFIELD

BACKGROUND: Clearfield City owns a parcel across State Street from City Hall, and two adjacent parcels are owned by the Clearfield CDRA. Together, the three parcels make up 2.3 acres. The purpose in acquiring them was to help accomplish complete redevelopment of the property. With the proposed Listing Agreement, the City (and CDRA) would engage the services

of Newmark Grubb ACRES to market the property and attract developers with proposals consistent with the vision for redevelopment.

RECOMMENDATION: Approve the Exclusive Listing Agreement for the Sale of Real Property located at 70 South State, Clearfield, and authorize the Mayor's signature to any necessary documents.

6. UPDATE ON THE FISCAL YEAR 2014 FINANCIAL STATUS

**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 MAY 27, 2014 POLICY SESSION AND THE JUNE 24, 2014 POLICY SESSION

2. CONSIDER APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 50 SOUTH STATE AND IN THE VICINITY OF 100 SOUTH STATE, CLEARFIELD

BACKGROUND: The Clearfield CDRA owns two parcels across State Street from City Hall, and a third adjacent parcel is owned by Clearfield City. Together, the three parcels make up 2.3 acres. The purpose in acquiring them was to help accomplish complete redevelopment of the property. With the proposed Listing Agreement, the CDRA (and City) would engage the services of Newmark Grubb ACRES to market the property and attract developers with proposals consistent with the vision for redevelopment.

RECOMMENDATION: Approve the Exclusive Listing Agreement for Sale of Real Property located at 50 South State and in the vicinity of 100 South State, Clearfield, and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 588 SOUTH STATE, CLEARFIELD

BACKGROUND: The Clearfield CDRA owns a retail pad fronting State Street in the Kent's Market shopping center. Given that there was a recent inquiry as to the CDRA's willingness to sell this parcel, the timing could be right to utilize the property to attract additional retail. With the proposed Listing Agreement, the CDRA would engage the services of Newmark Grubb ACRES to market the property.

RECOMMENDATION: Approve the Exclusive Listing Agreement for Sale of Real Property located at 588 South State, Clearfield, and authorize the Chair's signature to any necessary documents.

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

Dated this 3<sup>rd</sup> day of July, 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.