

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

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

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

6:30 P.M. CDRA WORK SESSION

Discussion on Granting an Easement to Rocky Mountain Power on Property
Located at 690 South State Street

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

CITY COUNCIL WORK SESSION

Discussion on a Parks Capital Facilities Plan

*(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 22, 2014 – POLICY SESSION

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF THE MINUTES:

Mayor Shepherd

Councilmember Bush

June 10, 2014 – Work Session

July 8, 2014 – Policy Session

July 15, 2014 – Work Session

PUBLIC HEARING:

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

BACKGROUND: 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.

RECOMMENDATION: Receive public comment and close the public hearing.

2. 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"

BACKGROUND: The Applicant owns an existing commercial building in the City which is 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 has 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.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS
4. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT KNOWN AS CLEARFIELD STATION LOCATED AT 1250 SOUTH STATE STREET FOR PHASE 1 OF THE MIXED USE DEVELOPMENT

RECOMMENDATION: Approve the Final Subdivision Plat known as Clearfield Station located at 1250 South State Street for Phase 1 of the Mixed Use Development and authorize the Mayor's signature to any necessary documents.

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

RECOMMENDATION: The Council’s options are:

- Approve the Ordinance, and authorize the Mayor’s signature to any necessary documents.
- Don’t approve the Ordinance, or
- Approve the Ordinance with amendments, and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF CHANGES TO THE PARKS CAPITAL FACILITIES PLAN

BACKGROUND: The Parks Capital Facilities Plan (CFP) was completed and adopted in February of 2013. Since that time, changes to the proposed Clearfield Station project and an increase in the size of the parking lot adjacent to the proposed Pinnacle Park has necessitated that the CFP be revised to account for these changes.

RECOMMENDATION: Approve the Parks Capital Facilities Plan with the proposed revisions 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 JUNE 24, 2014 WORK SESSION AND THE JULY 8, 2014 POLICY SESSION

2. CONSIDER APPROVAL OF RESOLUTION 2014R-12 AUTHORIZING THE GRANTING OF AN UNDERGROUND RIGHT OF WAY EASEMENT TO PACIFICORP (DBA ROCKY MOUNTAIN POWER) AT 690 SOUTH STATE STREET (DAVIS COUNTY PARCEL ID#12-434-0001)

BACKGROUND: City staff have been working for several months with the owners of the YES Print & Copy sign at 400 South State to accomplish its removal. Because the sign is so close to the power lines, the lines will need to be de-energized while the sign is being removed. To de-energize the lines with the least disruption to other power customers in the area, Rocky Mountain Power will need to install a new underground line across CDRA property at 609 South State Street (on the east side of First National Bank). This easement is needed for the new line.

RECOMMENDATION: Approve Resolution 2014R-12 authorizing the granting of an Underground Right of Way Easement to PacifiCorp (dba Rocky Mountain Power) at 690 South

State Street (Davis County Parcel ID#12-434-0001), and authorize the Chair's signature to any necessary documents.

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

Dated this 17th day of July, 2014.

/s/Kimberly S. Read, Deputy 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.