

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
March 11, 2014 – POLICY SESSION

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

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.

6:00 P.M. WORK SESSION

Discussion on the Syringa Franchise Agreement
Discussion on Imposing a RAMP Tax
Discussion on a Traffic Study for 700 South 1000 West
Discussion on the (A-1) Agricultural Zone
Discussion on a Quarterly Neighborhood Meeting Plan

(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 Jones

APPROVAL OF MINUTES:

January 31, 2014 – Work Session

February 11, 2014 – Work Session

February 18, 2014 – Work Session

February 25, 2014 – Work Session

February 25, 2014 – Policy Session

PRESENTATIONS:

1. **APPROVE THE DeMOLAY PROCLAMATION DECLARING THE MONTH OF MARCH 2014, DeMOLAY MONTH IN CLEARFIELD CITY**

BACKGROUND: DeMolay is a character-building organization consisting of young men between the ages of 12-21 seeking to prepare them to become better leaders within the Community. The organization has carried out civic services for over eighty years.

RECOMMENDATION: Approve the DeMolay Proclamation declaring the month of March 2014, DeMolay month in Clearfield City and authorize the Mayor's signature to any necessary documents.

PUBLIC HEARING:

2. **PUBLIC HEARING TO RECEIVE COMMENT ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015.**

BACKGROUND: Attached is a copy of the proposed 2014-2015 Community Development Block Grant (CDBG) One Year Action Plan. Citizens are given the opportunity to review the One

Year Action Plan in the Community Development Department from March 12, 2014 until April 10, 2014. The final copy will be presented to the Council on April 22, 2014.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2014R-05 APPROVING THE CLEARFIELD STATION MASTER DEVELOPMENT AGREEMENT

BACKGROUND: Clearfield Station is a proposed mixed-use development on the 70 acres adjacent to the FrontRunner station located at 1250 South State Street. The project is a combination of flex business space (at least 400,000 sf), office space (at least 450,000 sf), retail space (at least 10,500 sf), and multi-family residential (550 units max). This Master Development Agreement with the Thackeray Garn Company (Developer) and UTA (property owner) sets forth the terms under which the development may proceed.

RECOMMENDATION: Approve Resolution 2014R-05 approving the Master Development Agreement with the Thackeray Garn Company and UTA for the Clearfield Station project, and authorize the Mayor's signatures to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2014-05 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET FROM (M-1) MANUFACTURING AND (C-2) COMMERCIAL TO (MU) MIXED USE AND APPROVING THE ASSOCIATED MASTER DEVELOPMENT PLAN TO FACILITATE DEVELOPMENT OF THE CLEARFIELD STATION PROJECT

BACKGROUND: This application from Thackeray Garn Company requests rezoning of 70 acres of UTA property from (M-1) Manufacturing and (C-2) Commercial to (MU) Mixed Use (the rezoning will not become effective until the Master Development Agreement has been fully executed by all parties). The MU zone requires that a Master Development Plan (MDP) be prepared by the applicant. The MDP for this project, known as Clearfield Station, details a mixed use project which includes flex business, office, retail and residential development. After several months of review and revisions, the Planning Commission recommended approval of the rezone and MDP during its meeting on November 6, 2013.

RECOMMENDATION: Approve Ordinance 2014-05 authorizing the rezone of property located at approximately 1250 South State Street from (M-1) Manufacturing and (C-2) Commercial to (MU) Mixed Use and adopting the associated Master Development Plan to facilitate development of the Clearfield Station project and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE FRANCHISE/RIGHTS- OF- WAY AGREEMENT WITH SYRINGA NETWORKS, LLC TO OPERATE A TELECOMMUNICATIONS NETWORK

BACKGROUND: Syringa Networks LLC desires to construct, maintain and operate a telecommunications network within the City. City Code governs the application and review

process for telecommunications franchises in the City. This agreement allows Syringa to construct, maintain and operate such a system in Clearfield.

RECOMMENDATION: Approve the Franchise/Rights-of-Way Agreement with Syringa Networks, LLC to construct, maintain and operate a telecommunications system in 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

*****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA*****

1. CONSIDER APPROVAL OF THE MINUTES FROM THE CLEARFIELD DEVELOPMENT AND RENEWAL AGENCY (CDRA) SESSION HELD ON FEBRUARY 11, 2014 AND THE FEBRUARY 18, 2014 WORK SESSION
2. CONSIDER APPROVAL OF RESOLUTION 2014R-06 ADOPTING THE FINAL BUDGET FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA (CDA)

BACKGROUND: The CDRA adopted the Draft Project Area Budget for the Clearfield Station Community Development Area (CDA) on October 22, 2013. The Agency's staff negotiated with all taxing entities and each approved participation in the Project Area based on the Draft Budget.

RECOMMENDATION: Approve Resolution 2014R-06 adopting the Final Budget for the Clearfield Station Community Development Project Area (CDA) and authorize the Chair's signature to any necessary documents.

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

Dated this 6th day of March, 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.