

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 27, 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

Presentation by the Best Friends Animal Society
Discussion on SR 193 Maintenance Cooperation Agreement
Discussion on UDOT Agreement for SR 193

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Jones

APPROVAL OF MINUTES:

April 22, 2014 – Work Session

May 13, 2014 – Policy Session

PRESENTATIONS:

1. **PRESENTATION TO ELIJAH ROBERTSON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

BACKGROUND: Elijah Robertson has completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desire to recognize Elijah and acknowledge his achievement.

2. **PRESENTATION TO KEVIN REID FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

BACKGROUND: Kevin Reid has completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desire to recognize Kevin and acknowledge his achievement.

3. **SPECIAL RECOGNITION TO PATRICIA ERDMAN AND JENNIFER AND GREG FREEMAN AS CLEARFIELD HOMETOWN HEROES**

BACKGROUND: Patricia Erdman founded the non-profit organization “Food Between Friends” which feeds between 1,200 -1,500 low-income families in our community each year. The Program relies strictly on donations and private funding and is believed to be the only mobile food program in northern Utah. She picks up the food which is donated by local companies, boxes it, and has friends help deliver it. In addition to food drives, clothing drives are held a couple of times per year. As a senior at Weber State University, Ms. Erdman received the Newman Civic Fellow Award for her service in 2012. Jennifer and Greg Freeman are Clearfield residents and are some of the volunteers who pick up donated food for distribution and deliver the

food boxes to low-income residents within the City. Mayor Shepherd and the City Council desire to acknowledge Ms. Erdman and the Freeman's for their service to the community.

4. SCHOLARSHIP PRESENTATIONS BY DR. SHELDON PECK TO CLEARFIELD HIGH STUDENTS

BACKGROUND: The Dr. Sheldon and Angela A. Peck Scholarship Award is awarded to deserving graduates of Clearfield High School with a career goal in Science or Health Sciences. Applicants are required to exhibit qualities in leadership, service, academics, write a personal essay and receive administrative and community recommendations. This year's recipients are: Tayler Green, Emily Hein, Brittney Nash, Emily Harvey, Ellie Penner and Ashlee Reed.

PUBLIC HEARINGS:

5. PUBLIC HEARING TO RECEIVE COMMENT ON ZONING TEXT AMENDMENT ZTA 1404-0002 AMENDING TITLE 11, CHAPTER 5 TO PROPOSE STANDARDS FOR ADMINISTRATIVE SITE PLAN REVIEW

BACKGROUND: Staff is proposing a change to the Site Plan Review section of the City Code to allow for Administrative Site Plan Reviews for minor site plans, or those that have a limited impact burden on city infrastructure and neighboring developments. The Planning Commission considered changes to the Site Plan Ordinance in a public hearing held on May 7, 2014. It opened the public hearing and continued the item to the June 4, 2014 meeting in order to provide time for the public to provide comment.

RECOMMENDATION: Open the Public Hearing, receive any public comment and continue the public hearing until Tuesday, June 24, 2014, at 7:00 p.m.

6. PUBLIC HEARING TO RECEIVE COMMENT ON ZONING TEXT AMENDMENT ZTA 1404-0003 FOR TITLE 11, CHAPTER 14 TO PROPOSE STANDARDS FOR GRAVEL PARKING AREAS WITHIN RESIDENTIAL ZONES

BACKGROUND: In November 2009, the City adopted new standards for all off street parking requiring it to be on an impermeable surface, effective January 1, 2015. Clearfield City Council recently requested staff to consider alternatives to the ordinance which would limit the financial burden to the residents and that would allow gravel parking surfaces and their maintenance to remain in the Clearfield City Code in some form. The Planning Commission considered changes to the ordinance in a public hearing held on May 7, 2014. It opened the public hearing and continued the item to the June 4, 2014 meeting in order to provide time for the public to provide comment.

RECOMMENDATION: Open the Public Hearing, receive any public comment and continue the public hearing until Tuesday, June 24, 2014, at 7:00 p.m.

7. PUBLIC HEARING TO RECEIVE COMMENT ON ZONING TEXT AMENDMENT – PARKING IN C-1 AND C-2 ZONES

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 parking lots that are not necessarily tied to a primary commercial use. The Planning Commission considered changes to the parking requirements within commercial zones in a public hearing held on May 7, 2014. It opened the public hearing and continued the item to the June 4, 2014 meeting in order to provide time for the public to provide comment.

RECOMMENDATION: Open the Public Hearing, receive any public comment and continue the public hearing until Tuesday, June 24, 2014 at 7:00 p.m.

SCHEDULED ITEMS:

8. CITIZEN COMMENTS

9. CONSIDER APPROVAL OF ORDINANCE 2014-12 AMENDING THE PHASING PLAN OF THE MASTER DEVELOPMENT PLAN (MDP) FOR CLEARFIELD STATION, A MIXED USE DEVELOPMENT ON APPROXIMATELY 70 ACRES LOCATED AT 1250 SOUTH STATE STREET TIN 12-066-0071, 12-067-0139

BACKGROUND: The transit oriented development, Clearfield Station, received approval of a Rezone to Mixed Use (MU), approval of a Master Development Plan (MDP), and execution of an approved Master Development Agreement (MDA) by the Clearfield City Council on March 11, 2014. In developing the specific plans for culinary water, sanitary sewer, and storm water facilities the developer's engineer discovered that they were not able to adequately gravity drain sanitary sewer from all portions of the approved Phase 1B within the residential portion of the project. The amendment requests the City Council to consider trading the construction order of residential buildings between the approved Phases 1B, and 2B. On May 7, 2014 the Planning Commission's recommendation concluded that the proposed amendment to the phasing plan was not a material change to the MDP and recommended approval to the City Council based on the findings and discussion in the staff report.

RECOMMENDATION: Approve Ordinance 2014-12 Amending the Phasing Plan of the Master Development Plan (MDP) for Clearfield Station, a Mixed Use Development on approximately 70 acres located at 1250 South State Street TIN12-066-0071, 12-067-0139 and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2014R-12 INDICATING THE CITY'S INTENT TO PURSUE A PARAT (PARKS, ARTS, RECREATION, AQUATICS AND TRAILS) TAX

BACKGROUND: The City Council desires to notify Davis County that it intends to submit an opinion question to voters during the November General Election relative to the imposition of a new local sales tax of 1/10 of 1% (one cent on a \$10 sale) for the purpose of funding facilities and programs to improve Parks, Arts, Recreation, Aquatics, and Trails (PARAT) in Clearfield. This Resolution is intended to fulfill the notice requirement set forth in Utah Code 59-12-1402(6).

RECOMMENDATION: Approve Resolution 2014R-10 indicating the City's intent to pursue a PARAT (Parks, Arts, Recreation, Aquatics and Trails) Tax and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF THE AWARD OF BID TO ADVANCED PAVING AND CONSTRUCTION FOR THE SOUTH MAIN STREET IMPROVEMENT PROJECT

BACKGROUND: Bids were received from five construction companies for the South Main Street Improvement Project. The project includes reconstructing the roadway from Antelope Drive to just short of Gordon Avenue. The lowest responsible bid was received from Advanced Paving and Construction with the bid of \$986,247.00.

RECOMMENDATION: Approve the award of bid to Advanced Paving and Construction for the South Main Street Improvement Project for the bid amount of \$986,247.00 and approve funding for the project for the bid amount of \$986,247.00 with contingency and engineering of \$100,000.00 for a total project cost of 1,086,247.00; and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF 2014R-11 APPROVING THE DEPOT STREET REIMBURSEMENT AGREEMENT WITH CLEARFIELD STATION, LLC

BACKGROUND: One component of the Clearfield Station project is that the Developer extend Depot Street from the north into the northwest corner of the UTA property. This is an offsite improvement that would create frontage along other properties which could develop in the future ("benefitted properties"), and which should pay their fair share of the road (and utilities therein). This agreement provides for collection from benefitted properties and reimbursement to the Developer and City for their actual costs beyond their fair share.

RECOMMENDATION: Approve Resolution 2014R-11 approving the Reimbursement Agreement for Project Improvements with Clearfield Station, LLC, and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF RESOLUTION 2014R-10 AUTHORIZING AN INTERLOCAL MAINTENANCE COOPERATION AGREEMENT WITH WEST POINT CITY AND SYRACUSE CITY FOR THE DEVELOPMENT AND MAINTENANCE OF LANDSCAPING ALONG THE NEWLY CONSTRUCTED SR 193 CORRIDOR

BACKGROUND: Staff has been working with representatives of West Point City and Syracuse City to develop a landscaping plan for the SR 193 corridor. The proposed agreement confirms the intent of the three participating cities to use the funding provided by UDOT as part of the SR 193 project for the development and maintenance of landscaping along corridor. The agreement further outlines the maintenance responsibilities of each of the cities once the proposed landscaping is completed.

RECOMMENDATION: Approve Resolution 2014R-10 authorizing an Interlocal Maintenance Cooperation Agreement with West Point City and Syracuse City for the development and maintenance of landscaping along the newly constructed SR 193 corridor and authorize the Mayor's signature to any necessary documents.

14. CONSIDER APPROVAL OF RESOLUTION 2014R-09 AUTHORIZING AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN CLEARFIELD, SYRACUSE AND WEST POINT CITIES, AND UDOT (UTAH DEPARTMENT OF TRANSPORTATION) FOR THE DEVELOPMENT AND MAINTENANCE OF LANDSCAPING ALONG THE NEWLY DEVELOPED SR 193 CORRIDOR

BACKGROUND: The proposed agreement allows for the establishment and maintenance of landscaping along the SR 193 corridor. Under the terms of the proposed agreement, Clearfield City would receive \$343,000 from UDOT for the purpose of the development of landscaping along SR 193. Clearfield City would be responsible for the development of the landscaping and the maintenance of all improvements beginning at the back of the curb including fencing, sound walls, lighting, and all irrigation and landscaping in association with Syracuse and West Point Cities.

RECOMMENDATION: Approve Resolution 2014R-09 authorizing an Interlocal Cooperative Agreement between Clearfield, Syracuse and West Point Cities, and UDOT (Utah Department of Transportation) for the development and maintenance of landscaping along the newly developed SR 193 corridor 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 MAY 13, 2014 POLICY SESSION
2. CONSIDER APPROVAL OF RESOLUTION 2014R-09 APPROVING THE TAX INCREMENT PARTICIPATION AGREEMENT WITH CLEARFIELD STATION, LLC

BACKGROUND: The Clearfield Station CDA was created for the primary purpose of capturing tax increment to help pay for the cost of public infrastructure connected with the development of the UTA property. This Participation Agreement sets forth the provisions under which the CDRA would reimburse the Developer for those costs.

RECOMMENDATION: Approve Resolution 2014R-09 approving the Tax Increment Participation Agreement with Clearfield Station, LLC, and authorize the Chair's signature to any necessary documents.

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

Dated this 22nd day of May, 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.