

CLEARFIELD CITY COUNCIL
AND
CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
WORK AND POLICY SESSIONS
October 28, 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. CITY COUNCIL WORK SESSION

Discussion on a Final Subdivision Plat Amending the Larsen Commercial Subdivision
Discussion on a Proposed Amendment to the Future Land Use Map of the General Plan
Discussion on a Proposed Rezone for Property Located at Approximately 919 West
and 939 West, 1600 South in Clearfield

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

CDRA WORK SESSION

Discussion on the Sale of Property located at 690 South State Street

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

Mayor Shepherd
Councilmember Bush
September 23, 2014 – Work Session
October 7, 2014 – Work Session
October 14, 2014 – Policy Session
October 14, 2014 – Work Session

PRESENTATIONS:

1. **PRESENTATION OF THE YARD OF THE YEAR AWARD**

BACKGROUND: Each year, Clearfield City sponsors a Yard of the Week contest throughout the City. The Parks and Recreation Commission members visit eleven different zones in the City during the summer and submit a weekly winner. At the end of the summer, the Commission members judge the weekly winners and select a winner for Yard of the Year. This year's Yard of the Year winner is Robert and LaRue Hawthorn. The runners-up are David McIntire and Grant Olsen.

2. ARGUMENTS FOR AND AGAINST PROPOSITION #7, ALSO KNOWN AS THE PARAT (PARKS, ARTS, RECREATION, AQUATICS AND TRAILS) TAX

BACKGROUND: State Code requires that equal time be allowed for presentations on arguments both for and against the ballot proposition during a public meeting.

PUBLIC HEARINGS:

3. RECEIVE COMMENT FOR FSP 1410-0001, A FINAL SUBDIVISION PLAT REQUEST TO AMEND THE LARSEN COMMERCIAL SUBDIVISION PLAT LOT 2, LOCATED AT 325 WEST 1700 SOUTH (TIN: 12-243-0011, 12-243-0008)

BACKGROUND: The Larsen Commercial subdivision was originally approved in 1995 and a structure was then built at 325 West 1700 South. In 1998, the property and building were then subdivided through recordation of a Deed of Trust. The applicant requested a Conditional Use Permit (CUP) and a building permit for a new structure on the remainder portion of Lot 2 in October 2014. That request was conditioned by the Planning Commission upon the correction of the illegal lot split, and the recording of an amended plat.

RECOMMENDATION: Receive public comment.

4. RECEIVE COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 8 – AGRICULTURE ZONES, CHAPTER 9 – RESIDENTIAL ZONES AND CHAPTER 13 – SUPPLEMENTARY REGULATIONS – TO ESTABLISH STANDARDS FOR HOME DAYCARES AND PRESCHOOLS AS PERMITTED USES WITHIN RESIDENTIAL ZONES.

BACKGROUND: Currently the review body for all Conditional Use Permits is the Planning Commission. While the requirement to bring all Conditional Use Permits to the Planning Commission has helped drive quality standards, it can become a time burden for the Commission to review minor items as required by current procedures; additionally the applicant is required to wait for the Planning Commission to review minor or insignificant applications. The Planning Commission discussed the issue at its meetings on August 6, 2014 and September 10, 2014, during which proposed language was drafted. The Commission conducted a Public Hearing at its meeting on Wednesday, October 1, 2014, following which the Commission voted to recommend the proposed changes to the City Council. This zoning text amendment would be effective across all residential zones in within the city.

RECOMMENDATION: Receive public comment.

5. RECEIVE COMMENT FOR GPA 1410-0002, A PROPOSED GENERAL PLAN AMENDMENT FOR DESIGNATED FUTURE LAND USE CATEGORIES ON PROPERTY LOCATED AT APPROXIMATELY 919 AND 939 WEST, 1600 SOUTH (TIN's: 12-391-0008 AND 12-391-0009) FROM COMMERCIAL TO MANUFACTURING

BACKGROUND: The proposal includes a request for two parcels comprising approximately 1.31 acres collectively to be redesignated from a Commercial to a Manufacturing land use category in the General Plan's Future Land Use Map with the intent to construct a new structure for a warehouse/distribution style use. The property is currently two individual parcels. Depending on the site plan for the potential M-1 zoned use, the property owner may choose to combine the two parcels into one. An application for rezone from Commercial to Manufacturing has been made in addition to this request to amend the City's General Plan.

RECOMMENDATION: Receive public comment.

6. RECEIVE COMMENT FOR RZN 1410-0002, A REQUEST FROM CON WILCOX FOR A REZONE ON PROPERTY LOCATED AT APPROXIMATELY 919 AND 939 WEST, 1600 SOUTH (TIN'S: 12-391-0008 AND 12-391-0009) FROM (C-2) COMMERCIAL TO (M-1) MANUFACTURING

BACKGROUND: The request is for approximately 1.31 acres to be rezoned from (C-2) Commercial to (M-1) Manufacturing with the intent to construct a new structure for a warehouse/distribution style use. The property is currently two individual parcels. Depending on the site plan for the potential M-1 zoned use, the property owner may choose to combine the two parcels into one. An application for General Plan Amendment as well as for the requested rezone was previously made to the Planning Commission.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

7. CITIZEN COMMENTS
8. CONSIDER APPROVAL OF FSP 1410-0001 TO AMEND THE LARSEN COMMERCIAL SUBDIVISION PLAT LOT 2, LOCATED AT 325 WEST 1700 SOUTH (TIN: 12-243-0011, 12-243-0008)

RECOMMENDATION: Approve FSP 1410-0001, a request by Cameron Winquist to amend the Larsen Commercial Subdivision Plat Lot 2, located at 325 West 1700 South and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2014-23 AUTHORIZING A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 8 – AGRICULTURE ZONES, CHAPTER 9 – RESIDENTIAL ZONES AND CHAPTER 13 – SUPPLEMENTARY REGULATIONS – TO ESTABLISH STANDARDS FOR HOME DAYCARES AND PRESCHOOLS AS PERMITTED USES WITHIN RESIDENTIAL ZONES.

RECOMMENDATION: Approve Ordinance 2014-23 authorizing a Zoning Text Amendment to Title 11, Chapter 8 – Agriculture Zones, Chapter 9 – Residential Zones and Chapter 13 – Supplementary Regulations – to establish standards for Home Daycares and Preschools as permitted uses within Residential Zones and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF ORDINANCE 2014-24 AMENDING THE GENERAL PLAN TO CHANGE THE DESIGNATED LAND USE CATEGORY ON PROPERTY LOCATED AT APPROXIMATELY 919 WEST AND 939 WEST, 1600 SOUTH (TIN'S: 12-391-0008 AND 12-391-0009) FROM COMMERCIAL TO EITHER MANUFACTURING OR BUSINESS PARK

RECOMMENDATION: Approve Ordinance 2014-24 as proposed by the applicant (change to Manufacturing), or in the alternative as proposed by staff (change to Business Park), and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF ORDINANCE 2014-25 REZONING PROPERTY LOCATED AT APPROXIMATELY 919 WEST AND 939 WEST, 1600 SOUTH (TIN's: 12-391-0008 AND 12-391-0009) FROM (C-2) COMMERCIAL TO (M-1) MANUFACTURING

RECOMMENDATION: Approve Ordinance 2014-25 rezoning property located at approximately 919 West and 939 West, 1600 South (Tin's: 12-391-0008 and 12-391-0009) from (C-2) Commercial to (M-1) Manufacturing, conditioned upon recordation of the Declaration of Use Restriction (as approved and accepted by the City Council) on each parcel and authorize the Mayor's signature to any necessary documents.

12. 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 three regular members and up to three alternate members. Residents were asked to submit letters of interest and interviews were conducted by the City Council during the work sessions on October 7, 2014 and October 14, 2014.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Michael Millard from an alternate member to regular member of the Planning Commission with a term expiring February 2019, Robert Allen from an alternate member to regular member with a term expiring February 2015, and Amy Mabey as a regular member with a term expiring February 2016, Steve Parkinson as an alternate member with a term expiring February 2017, Michael Britton as an alternate member with a term expiring February 2018 and Brady Jugler as an alternate member with a term expiring on February 2016, 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 AUGUST 26, 2014 WORK AND POLICY SESSIONS AND THE SEPTEMBER 23, 2014 WORK SESSION

2. CONSIDER APPROVAL OF A REAL ESTATE PURCHASE CONTRACT TO SELL THE PROPERTY AT 690 SOUTH STATE STREET (PARCEL ID# 12-434-0001) TO FIRST NATIONAL BANK OF LAYTON.

BACKGROUND: In January of 1996, the Clearfield CDRA and First National Bank of Layton entered into a 30-year ground lease for this parcel of land, and the bank subsequently constructed their building. The lease provides First National Bank the exclusive and irrevocable option to purchase the leased land at any time during the term of the lease for the total sum of \$250,000. The bank recently provided the CDRA with written notice of its intent to exercise this option.

RECOMMENDATION: Approve the Real Estate Purchase Contract and proposed addendum/counteroffer for the sale of the property at 690 South State Street (Parcel ID #12-434-0001) to First National Bank of Layton, and authorize the Chair's signature to any necessary documents.

****CDRA ADJOURN****

Dated this 23rd day of October, 2014.

/s/Kimberly S. Read, Deputy 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.