

CLEARFIELD CITY COUNCIL  
AND  
CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)  
WORK AND POLICY SESSION  
September 23, 2014  
*Revised: September 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

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

Discussion on a Tax Increment Participation Agreement for the Redevelopment of Clearfield Center

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

**CITY COUNCIL WORK SESSION**

Discussion on an Update to the City's Construction Standards  
Discussion on the Establishment of the Clearfield Foundation for Arts, Parks and Recreation  
Update on the Utah League of Cities and Towns Annual Convention  
Update on the Status of the West Davis Corridor Study

*(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:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Young

APPROVAL OF MINUTES:

August 26, 2014 – Work Session

September 9, 2014 – Policy Session

***SCHEDULED ITEMS:***

1. **CITIZEN COMMENTS**
  
2. **CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR PROGRAM YEAR JULY 1, 2013 TO JUNE 30, 2014**

**BACKGROUND:** The Council received a copy of the 2013/2014 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER). Citizens were given the opportunity to review the CAPER in the Community Development Department from August 28, 2014 to September 12, 2014. No public comments were received.

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) and authorize the Mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH HAMBLIN INVESTMENT GROUP, LLC,( JOHN RYAN AND MARVIN MURRI) FOR THE KENSINGTON PLACE PHASE TWO SUBDIVISION LOCATED AT APPROXIMATELY 880 SOUTH 550 EAST, CLEARFIELD

BACKGROUND: Hamblin Investment Group, LLC, (John Ryan and Marvin Murri) are proposing to develop a new multi-family residential development as an in-fill project connecting two existing developments. The property is currently zoned R-3 and R-2 respectively and the proposed development would be subject to a development agreement which has been drafted and reviewed by staff.

RECOMMENDATION: Approve the Development Agreement with Hamblin Investment Group, LLC, (John Ryan and Marvin Murri) for Kensington Place Phase Two Subdivision and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF FSP 1407-0001, A REQUEST BY MARVIN MURRI AND JOHN RYAN, ON BEHALF OF HAMBLIN INVESTMENT GROUP, LLC, FOR A FINAL SUBDIVISION PLAT FOR KENSINGTON PLACE PHASE TWO SUBDIVISION LOCATED AT APPROXIMATELY 880 SOUTH 550 EAST

BACKGROUND: The area west of 550 East Street has been developing with townhomes and condominiums for approximately the last 10 years. Developer Marvin Murri has completed multiple projects in the area and the project being proposed as Kensington Place Phase Two Subdivision would connect two existing townhome developments. The current zoning of the property is R-3 and R-2 and the proposed development will be subject to a development agreement.

RECOMMENDATION: Approve the final subdivision plat for Kensington Place Phase Two Subdivision located at approximately 888 South 550 East contingent upon the Development Agreement being approved and fully executed by all parties thereto and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2014R-21 ACKNOWLEDGING THE RECEIPT OF THE CITY RECORDER'S NOTICE OF CERTIFICATION OF THE PETITION FOR ANNEXATION, COMMONLY KNOWN AS THE FALCON HILL ANNEXATION, LOCATED ON CERTAIN PORTIONS OF MILITARY LAND WITHIN THE FALCON HILL PROJECT AREA

BACKGROUND: The City Council accepted a petition for annexation for certain portions of military land within the Falcon Hill Project Area by resolution on August 26, 2014. The City Recorder certified that the Petition for Annexation met certain statutory requirements and provided written notification of that fact to Mayor Shepherd and the City Council on September 22, 2014.

RECOMMENDATION: Approve Resolution 2014R-21 acknowledging the receipt of the City Recorder's Notice of Certification of the Petition for Annexation, commonly known as the Falcon Hill Annexation, located on certain portions of military land within the Falcon Hill Project Area and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE 550 EAST ROADWAY DEDICATION PLAT

BACKGROUND: Several of the legal descriptions for properties fronting on 550 East Street extend into the existing roadway. The Roadway Dedication Plat will establish a uniform road right-of-way width which will allow the City to install curb, gutter and sidewalk as part of the 550 East Street Improvement Project.

RECOMMENDATION: Approve the 550 East Roadway Dedication Plat and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE VOTER INFORMATION PAMPHLET FOR THE BALLOT PROPOSITION SUBMITTING AN OPINION QUESTION TO VOTERS REGARDING THE IMPOSITION OF A PARAT (PARKS, ARTS, RECREATION AQUATICS AND/OR TRAILS) TAX

BACKGROUND: On August 12, 2014 the City Council approved Resolution 2014R-18 submitting an opinion question to Clearfield residents regarding the imposition a local sales and use tax of 0.1 percent to assist in funding facilities, programs and/or organizations for Parks, Arts, Recreation, Aquatics and/or Trails (PARAT). The City is required to create and distribute a voter information pamphlet regarding the ballot proposition.

RECOMMENDATION: Approve the Voter Information Pamphlet for the ballot proposition submitting an opinion question to voters regarding the imposition of a PARAT (Parks, Arts, Recreation, Aquatics and/or Trails) Tax 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\*\***

Dated this 22<sup>nd</sup> day of September, 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.