

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 14, 2015 – POLICY SESSION

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

6:00 P.M. WORK SESSION

- Discussion** on a Proposed Zoning Text Amendment to Title 11, Chapter 11, Article E, Section 8 – Parking, Loading and Access, for the Downtown Redevelopment (D-R) Zone
- Discussion** on the Proposed Rezones of Properties Located at Approximately 50 South Depot, 70 South Depot and 145 South Depot (TINs: 12-001-0193, 12-001-0130, 12-001-0175, 12-001-0176), more commonly known as Clearfield Center from Commercial (C-2) to Downtown Redevelopment (D-R)
- Discussion** on the Proposed Final Subdivision Plat for Ironwood Development, LLC, for Property Located at Approximately 850 South 490 East (TINs: 12-066-0089, 12-066-0090, 12-066-0115)
- Discussion** on the Proposed Rezone for Property located at Approximately 1365 West 25 North from Residential (R-1-8) to Agricultural (A-1)
- Discussion** on a Proposed Amendment to the City’s General Plan Land Use Map Changing a Designation from Commercial to Residential for property located at Approximately 880 South State Street
- Discussion** on a Proposed Rezone for Property located at Approximately 880 South State Street from Commercial (C-2) to Multi-family Residential (R-3)
- Discussion** on the Proposed Final Subdivision Plat for Property located at Approximately 938 South 2000 East
- Discussion** on the Proposed Amendment to the Final Subdivision Plat for Clearfield Station – Phase I
- Discussion** on Amendments to the Clearfield Station Master Development Plan (MDP)
- Discussion** on Amendments to the Clearfield Station Master Development Agreement (MDA)

(Any items not fully 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 LeBaron
APPROVAL OF MINUTES: February 24, 2015 – Work Session
March 10, 2015 – Policy Session
March 24, 2015 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE E, SECTION 8 - PARKING, LOADING AND ACCESS, FOR THE D-R (DOWNTOWN REDEVELOPMENT) ZONE**

BACKGROUND: The D-R Zone was designed to encourage redevelopment of vacant or under-utilized properties within the downtown area of the City. No property is currently zoned D-R.

Staff is proposing amending the parking requirement within the D-R Zone to allow them to be established through a development agreement. The Planning Commission heard the request at its meeting on Wednesday, April 1, 2015 and recommended approval.

RECOMMENDATION: Open the public hearing and receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED REZONES FOR PROPERTIES LOCATED AT APPROXIMATELY 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT (TINs: 12-001-0193, 12-001-0130, 12-001-0175, 12-001-0176), MORE COMMONLY KNOWN AS CLEARFIELD CENTER, FROM C-2 (COMMERCIAL) TO D-R (DOWNTOWN REDEVELOPMENT)

BACKGROUND: The Community Development Department has received a preliminary Site Plan for a mixed use building to be located on properties located at approximately 50 South Depot Street, 70 South Depot Street and 145 South Depot Street. The purpose of the D-R Zone is to provide for attractive, vibrant, and safe urban development along major commercial/transportation corridors and downtown areas within the City. Staff has been working with the developer to assure that the proposed project meets all required zoning codes and recommends the rezone request with conditions. The Planning Commission heard the request during its meeting on Wednesday, April 1, 2015 and recommended approval with the recommended conditions of approval.

RECOMMENDATION: Open the public hearing and receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A FINAL SUBDIVISION PLAT FOR IRONWOOD DEVELOPMENT, LLC, FOR PROPERTY LOCATED AT APPROXIMATELY 850 SOUTH 490 EAST (TIN: 12-066-0089, 12-066-0090, 12-066-0115)

BACKGROUND: This site represents one of the last open pieces of ground in Clearfield City that is currently zoned and entitled for multi-family residential development. The area is south of 700 South, east of the Union Pacific Railroad, and north of the proposed Clearfield Station. Staff has been working with the developer to identify development specifics such as drainage, retention, and parking within a proposed R-3 zoned multi-family project area.

RECOMMENDATION: Open the public hearing and receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE FISCAL YEAR 2015 BUDGET

BACKGROUND: Staff has identified expenditures necessary for City operations which were not included in its current budget. State Code allows the City to make adjustments to the budget and a public hearing is part of that process.

RECOMMENDATION: Open the public hearing and receive public comment.

SCHEDULED ITEMS:

5. CITIZEN COMMENTS

6. CONSIDER APPROVAL OF ORDINANCE 2015-04 AUTHORIZING A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE E, SECTION 8 PARKING, LOADING AND ACCESS FOR THE D-R (DOWNTOWN REDEVELOPMENT) ZONE

RECOMMENDATION: Approve Ordinance 2015-04 authorizing a Zoning Text Amendment to Title 11, Chapter 11, Article E, Section 8 - Parking, Loading and Access, based on the findings and discussion by the Planning Commission and in the Staff Report and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2015-05 AUTHORIZING THE PROPOSED REZONES FOR PROPERTIES LOCATED AT APPROXIMATELY 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT, MORE COMMONLY KNOWN AS CLEARFIELD CENTER, FROM C-2 (COMMERCIAL) TO D-R (DOWNTOWN REDEVELOPMENT)

RECOMMENDATION: Approve Ordinance 2015-05 authorizing the rezones for properties located at approximately 50 South Depot, 70 South Depot and 145 South Depot, more commonly known as Clearfield Center, from C-2, Commercial, to D-R, Downtown Redevelopment, as conditioned by the Planning Commission and based on the discussion and findings in the Staff Report and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF A FINAL SUBDIVISION PLAT FOR IRONWOOD DEVELOPMENT, LLC, FOR PROPERTIES LOCATED AT APPROXIMATELY 850 SOUTH 490 EAST (TINs: 12-066-0089, 12-066-0090, 12-066-0115)

RECOMMENDATION: Approve the Final Subdivision Plat for Ironwood Development, LLC, located at approximately 850 South 490 East (TINs: 12-066-0089, 12-066-0090, 12-066-0115) based on the discussion and findings by the Planning Commission and in the Staff Report and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF RESOLUTION 2015R-08 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2015 BUDGET

RECOMMENDATION: Approve Resolution 2015R-08 adopting amendments to the Fiscal Year 2015 budget and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2015R-09 AUTHORIZING AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY TO ADMINISTER A BY-MAIL ELECTION FOR THE 2015 MUNICIPAL PRIMARY AND GENERAL ELECTIONS

BACKGROUND: Representatives from the Davis County Clerk's office recently shared a presentation during a work session on its experience conducting an election by-mail. The City is interested in working with the County Clerk's office to administer its 2015 Municipal Primary and General Elections by-mail in an effort to engage greater voter participation. The Council

discussed the pros and cons of a by-mail election and authorized staff to proceed with conducting its election in a similar manner.

RECOMMENDATION: Approve Resolution 2015R-09 authorizing an Interlocal Agreement with Davis County to work with the City Recorder to administer a by-mail election for the 2015 Municipal Primary and General Elections and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF A PROCLAMATION DECLARING APRIL 24, 2015 AS ARBOR DAY IN CLEARFIELD CITY

BACKGROUND: Clearfield City will celebrate Arbor Day on Friday, April 24, 2015. The City supports all efforts to plant and protect trees within its boundaries because trees are valuable to the City's environment. Clearfield has received the "Tree City USA" designation for the past 17 years. Community Services Director, Eric Howes, requests the date of April 24, 2015, be officially declared "Arbor Day" in the City of Clearfield.

RECOMMENDATION: Approve the Mayor's signature to the Proclamation officially declaring April 24, 2015 as Arbor Day" in the City of Clearfield and authorize the Mayor's signature to any necessary documents.

12. UPDATE ON THE FISCAL YEAR 2015 FINANCIAL STATUS

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 JANUARY 13, 2015 WORK AND POLICY SESSIONS AND THE MARCH 24, 2015 WORK SESSION

SCHEDULED ITEM:

2. CONSIDER APPROVAL OF THE FAÇADE IMPROVEMENT GRANT APPLICATIONS

BACKGROUND: The Downtown Clearfield Façade and Site Improvement Program was designed to improve the overall appearance of Clearfield's North Main Street corridor by providing an incentive for business owners to make investments that improve the visual appearance and condition of their property. For the selected applicants, the program provides 50/50 matching grants up to \$25,000 per property for qualifying façade and/or site improvement projects.

RECOMMENDATION: Approve Façade Improvement Grants to Omar Mansour, property owner at 310 North Main, (\$25,000) and John Seidel, property owner at 172 North Main (\$6,127.48)

contingent upon site plan approval and execution of grant agreements and authorize the Chair's signature to any necessary documents.

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

Dated this 9th day of April, 2015.

/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.