

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
August 25, 2015 – POLICY SESSION

*Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

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

**6:30 P.M. WORK SESSION**

Update on the Recycling Program  
Discussion on a Rain Barrel Water Collection Program

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 Jones  
APPROVAL OF MINUTES: July 28, 2015 – Work Session

**PUBLIC HEARING:**

1. **PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED STREET VACATION OF PORTIONS OF DEPOT STREET LOCATED IN THE VICINITY OF 50 SOUTH DEPOT (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 SOUTH DEPOT (TINs: 12-001-0130, 12-001-0175) AND 145 SOUTH DEPOT (TIN: 12-001-0176)**

**BACKGROUND:** The developer of the Sandridge Luxury Apartments Subdivision proposed reducing the right-of-way of Depot Street to 28 feet along the length of the project and around the access road that connects to State Street. The access road connecting Depot Street to State Street would continue to be ‘right-out’ only for turns from Depot Street to State Street.

**RECOMMENDATION:** Receive public comment and close the public hearing.

2. **PUBLIC HEARING TO RECEIVE COMMENT ON A PROPOSED GENERAL PLAN AMENDMENT AMENDING THE STREETS MASTER PLAN AND TRANSPORTATION MAP**

**BACKGROUND:** Recent applications for development in the area near 1000 West and 1700 South, Clearfield, have caused City staff to analyze the Master Streets Plan and Transportation Map for that area. The Master Streets Plan and Transportation Map reflect 750 West extending

farther north but the Rocky Mountain Power corridor passes diagonally through that location limiting future development potential. Staff recommended deleting the extension of 750 West from the Master Streets Plan and Transportation Map. The Planning Commission recommended maintaining the extension of 750 West to 1600 North but eliminating its designation any farther to the north to provide connectivity for the community. The City Council met in work session on August 18, 2015 to discuss the proposals and recommended creating the road extension at 900 West to a future connection to 1000 West at approximately 1475 South.

RECOMMENDATION: Receive public comment and close the public hearing.

***SCHEDULED ITEMS:***

3. CITIZEN COMMENTS

4. CONSIDERATION FOR ADOPTION OF RESOLUTION 2015R-22 OF THE CITY COUNCIL OF CLEARFIELD CITY, UTAH, AUTHORIZING THE ISSUANCE AND SALE OF ITS FEDERALLY TAXABLE/CONVERTIBLE TO TAX-EXEMPT SALES TAX REVENUE REFUNDING BONDS, SERIES 2015 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$9,950,000; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE POWER TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SALES TAX REVENUE REFUNDING BONDS, SERIES 2015 WITHIN CERTAIN PARAMETERS PREVIOUSLY ADOPTED BY A RESOLUTION OF THE CITY; AND RELATED MATTERS

BACKGROUND: The City is pursuing the refunding of its 2006 Sales Tax Revenue Bonds in an effort to recognize savings to the taxpayers. On June 23, 2015, the City Council authorized the parameters resolution calling for the publication of a Notice of Bonds to be issued and the initiation of a 30-day contest period. The contest period has closed and the City now intends to refinance a portion of its 2006 Sales Tax Revenue Bonds.

RECOMMENDATION: Approve the adoption of Resolution 2015R-22 of the City Council of Clearfield City, Utah, authorizing the issuance and sale of its Federally Taxable Convertible to Tax-Exempt Sales Tax Revenue Refunding Bonds, Series 2015 in an aggregate principal amount not to exceed \$9,950,000; delegating to certain officers of the City the power to approve the final terms and provisions of the Sales Tax Revenue Refunding Bonds, Series 2015 within certain parameters previously adopted by a Resolution of the City; and related matters; and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2015-14 AUTHORIZING THE STREET VACATION OF PORTIONS OF DEPOT STREET LOCATED IN THE VICINITY OF 50 SOUTH DEPOT (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 SOUTH DEPOT (TINs: 12-001-0130, 12-001-0175) AND 145 SOUTH DEPOT (TIN: 12-001-0176)

RECOMMENDATION: Approve Ordinance 2015-14 authorizing the street vacation of portions of Depot Street located in the vicinity of 50 South Depot (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 South Depot (TINs: 12-001-0130, 12-001-0175) and 145 South Depot (TIN: 12-001-0176) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2015-15 APPROVING THE GENERAL PLAN AMENDMENT AMENDING THE STREETS MASTER PLAN AND TRANSPORTATION MAP

RECOMMENDATION: Approve Ordinance 2015-15 approving the General Plan Amendment amending the Streets Master Plan and Transportation Map and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR WEST SQUARE LOCATED AT 850 SOUTH 490 EAST (TINs: 12-066-0089, 12-066-0090, 12-067-0023, 12-067-0019, 12-066-0120, and 12-066-0121)

BACKGROUND: The West Square Subdivision Plat consists of two lots, Depot Street road dedication and a remnant parcel to the south. The subdivision is the location of a multi-family residential project with one of the lots being reserved for future commercial development along 700 South and Depot Street. The developer has proposed to continue Depot Street at its current alignment as a 60 foot wide right-of-way. The plat cleans up property ownership and future maintenance concerns.

RECOMMENDATION: Approve the Final Subdivision Plat for West Square located at 850 South 490 East (TINs: 12-066-0089, 12-066-0090, 12-067-0023, 12-067-0019, 12-066-0120, 12-066-0121), as conditioned and recommended by the Planning Commission, and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, FOR THE SANDRIDGE LUXURY APARTMENTS SUBDIVISION LOCATED IN THE VICINITY OF 50 SOUTH DEPOT (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 SOUTH DEPOT (TINs: 12-001-0130, 12-001-0175) AND 145 SOUTH DEPOT (TIN: 12-001-0176)

BACKGROUND: The Sandridge Luxury Apartments project is the culmination of the City's efforts over several years to accomplish redevelopment downtown. The City/CDRA acquired several properties in the downtown area and after a year of marketing efforts, a buyer came forward in the summer of 2014. The proposed development is a four-story mixed use building, consisting of 122 residential units, 4,500 square feet of commercial space, a parking garage beneath the building and amenities for the residents. The property is zoned D-R (Downtown Redevelopment). The Planning Commission approved the Conditional Use Permit (CUP) and the Site Plan and has recommended approval of a partial vacation of Depot Street and the Final Subdivision Plat.

RECOMMENDATION: Approve the Development Agreement with Clearfield Properties, LLC, for the Sandridge Luxury Apartments Subdivision located in the vicinity of 50 South Depot (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 South Depot (TINs: 12-001-0130, 12-001-0175) and 145 South Depot (TIN: 12-001-0176) and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR SANDRIDGE LUXURY APARTMENTS SUBDIVISION LOCATED IN THE VICINITY OF 50 SOUTH DEPOT (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 SOUTH DEPOT (TINs: 12-001-0130, 12-001-0175) AND 145 SOUTH DEPOT (TIN: 12-001-0176)

BACKGROUND: The Final Subdivision Plat for Sandridge Luxury Apartments is necessary to combine four relevant parcels into a single buildable lot. The plat consists of one lot, a small area of road dedication (0.049 acres) within State Street and the Depot Street road vacation. The single lot will house a single building configured as a mixed-use project with four-story multi-family residential above a viable commercial space for future retail/commercial uses on the north end of the project. The site has direct pedestrian access from State Street with parking access from Depot Street to the west and north of the proposed lot. The Planning Commission recommended approval of the Final Subdivision Plat on August 5, 2015.

RECOMMENDATION: Approve the Final Subdivision Plat for Sandridge Luxury Apartments Subdivision located in the vicinity of 50 South Depot (TINs: 12-001-0193, 12-001-0196, 12-001-0197), 70 South Depot (TINs: 12-001-0130, 12-001-0175) and 145 South Depot (TIN: 12-001-0176), as conditioned and recommended by the Planning Commission, and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OR RESOLUTION 2015R-21 APPROVING THE INTERLOCAL AGREEMENT WITH UDOT (UTAH DEPARTMENT OF TRANSPORTATION) PROVIDING FOR THE AESTHETIC UPGRADE TO THE SR-107 BRIDGE, ALSO KNOWN AS 300 NORTH OVERPASS

BACKGROUND: UDOT is rehabilitating its structure F-330 (300 North Overpass) over the Union Pacific Railroad and the Utah Transit Authority active rail corridor on SR-107 (300 North). The City desires to participate in the additional cost involved to upgrade the aesthetics treatments for the structure. The agreement authorizes the terms and conditions necessary for the City's participation.

RECOMMENDATION: Approve Resolution 2015R-21 authorizing the Interlocal Agreement with UDOT (Utah Department of Transportation) providing for the aesthetic upgrade to the SR-107 Bridge, also known as the 300 North Overpass and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2015R-20 AUTHORIZING AN INTERLOCAL AGREEMENT WITH UDOT (UTAH DEPARTMENT OF TRANSPORTATION) PROVIDING FOR THE TRANSFER OF MAINTENANCE AND JURISDICTIONAL RESPONSIBILITIES OF SR-107, ALSO KNOWN AS 300 NORTH

BACKGROUND: UDOT recently completed the SR-193 extension from State Street in Clearfield to 2000 West in West Point which will be maintained and operated by UDOT. Clearfield City had previously committed to accept the transfer of maintenance and jurisdictional responsibilities for the Clearfield portion of the 300 North roadway upon completion of repairs to the existing overpass. The Interlocal Cooperative Agreement establishes the terms and conditions under which the transfer of road responsibilities will be performed by UDOT to the City.

RECOMMENDATION: Approve Resolution 2015R-20 authorizing an Interlocal Agreement with UDOT (Utah Department of Transportation) providing for the transfer of maintenance and jurisdictional responsibilities of SR-107, also known as 300 North, and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF RESOLUTION 2015R-19 ANNOUNCING THE INTENT TO ANNEX CERTAIN AREAS IN CLEARFIELD INTO THE NORTH DAVIS FIRE DISTRICT (NDFD)

BACKGROUND: Clearfield City annexed MIDA's Falcon Hill Project Area into its corporate boundaries in 2014. The North Davis Fire District (NDFD) services areas within the City's boundary and desires to annex the Project Area within its boundaries as well in order to maintain the continuity of the City's and the District's boundaries within Clearfield. The Clearfield City Council acts as the Governing Body for the North Davis Fire District and as such must initiate the process on behalf of NDFD.

RECOMMENDATION: Approve Resolution 2015R-19 announcing the intent to annex certain areas in Clearfield into the North Davis Fire District (NDFD) 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 RESOLUTION 2015R-05 AUTHORIZING THE TAX INCREMENT PARTICIPATION AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, ASSOCIATED WITH THE SANDRIDGE LUXURY APARTMENTS DEVELOPMENT

BACKGROUND: The Sandridge Luxury Apartments are the culmination of the City's efforts over several years to accomplish redevelopment downtown. In order to make the project financially viable, the developer has requested a tax increment incentive. The incentive would be post-performance and contingent upon the developer's timely performance of the terms of the Development Agreement. The project should be substantially complete by the end of 2016. If so, the first distribution of the tax increment from the project would take place in the spring of 2018.

RECOMMENDATION: Approve Resolution 2015R-05 authorizing the Tax Increment Participation Agreement with Clearfield Properties, LLC, associated with the Sandridge Luxury Apartments development and authorize the Chair's signature to any necessary documents.

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

Dated this 20<sup>th</sup> day of August, 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.