

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
January 27, 2015 – POLICY SESSION

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. WORK SESSION

Planning Commission Interviews and Discussion
Discussion on an Addendum to a Real Estate Purchase Contract for Clearfield Center
located at approximately 70 South State Street
Update on the North Davis Sewer District (NDS)

(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. REGULAR SESSION

CALL TO ORDER:	Mayor Shepherd
OPENING CEREMONY:	Councilmember Young
APPROVAL OF MINUTES:	November 25, 2014 – Work Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE C, COMMERCIAL RESIDENTIAL ZONE**

BACKGROUND: John W. Hansen, Hansen & Associates, representing property owner Thomas Rosenberg, for property located at approximately 938 South 2000 East, had requested an amendment to timing requirements for commercial and residential construction. Mr. Hansen is in the middle of a rezone request for the property from Commercial (C-2) to Commercial Residential (C-R) and had previously explained his development timing and market conditions during a work session on Tuesday, November 25, 2015. After the discussion between the applicant and staff, it was determined that the Zoning Text Amendment was not the best way to accomplish the intended development. The applicant requested the application for a Zoning Text Amendment be pulled from the January Planning Commission meeting, and is preparing an alternate application for the property. Planning Commission opened the public hearing for public comment as noticed (although none was offered), and closed it afterward; however, no action was taken on the item based on the applicant's request to remove the application from the agenda.

RECOMMENDATION: Open the Public Hearing and receive any public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING A ROAD DEDICATION PLAT

BACKGROUND: The request is for a street dedication plat for portions of 700 South and 1000 West.

RECOMMENDATION: Open the Public Hearing and receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF A ROAD DEDICATION PLAT

BACKGROUND: The request is for a street dedication plat for portions of 700 South and 1000 West. The basic home siting plan in the building permit application did not accurately reflect the current shape and configuration of the lot; however, the parcel in question was nevertheless issued a building permit for the construction of a single family home. Further review of surveys and County records discovered that the subdivision which created this parcel was accomplished through Warranty Deeds recorded back in 2006 and 2007 and that the proper legal subdivision process as set forth in the Clearfield City Code was not followed. An illegal subdivision does not entitle the lots as “buildable.” The Planning Commission reviewed this item during its meeting on Wednesday, January 7, 2015, and determined that the Road Dedication Plat as submitted by the applicant was not the proper approval mechanism to correct the illegal subdivision of land and accordingly recommended denial of the Road Dedication Plat.

RECOMMENDATION: Planning Commission recommends Denial of the request by Nick Mingo on behalf of Ivory Homes for a Road Dedication Plat to dedicate property along 700 South and 1000 West as public right-of-way located at 1039 West 700 South. Staff concurs with the Planning Commission’s recommendation to deny the road dedication plat as submitted due to the illegal subdivision which created the lot that needs to be corrected in order to entitle the parcel as a legal “building lot” prior to approving further applications for this parcel.

5. CONSIDER APPROVAL OF REAPPOINTMENTS TO THE PLANNING COMMISSION

BACKGROUND: The terms for two members of the Planning Commission expire next month. The City Council conducted interviews with individuals as proposed by the Mayor prior to the Policy Session.

RECOMMENDATION: Approve and consent to the Mayor’s appointments to the Planning Commission and authorize the Mayor’s signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****COUNCIL MEETING ADJOURN*****

Dated this 22nd day of January, 2015.

/s/Kimberly S. Read, Deputy 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.