

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 8, 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

Discussion on the 700 South Well Repair

Discussion on the Proposed Rezone of Property Located at Approximately 850 West 1600 South
Discussion on the Proposed Rezone of Property located at 1760 South Main for the Davis School District

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 11, 2015 – Policy Session

August 25, 2015 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED DISPOSITION OF CITY PROPERTY FOR THE WEST SQUARE PROJECT LOCATED AT IN THE VICINITY OF 850 SOUTH 490 EAST**

BACKGROUND: Through the course of development, property had been deeded to Clearfield City for the purpose of extending Depot Street south of SR-193. Now that the street extension through that property is completed, the City is left with excess property beyond what was needed for the right-of-way. Due to its dimensions, the excess property is undevelopable, and under the current circumstances it would be the City's property to maintain. Coincidentally, the owners of the adjacent property to the east have received land use approval to develop their property (a multi-family residential project called "West Square"), and have requested the City convey to them this excess property so that it can be incorporated into their development. Due to the otherwise undevelopable nature of the property by itself and the added value to the owners of West Square if it were to be incorporated into their project, staff agrees the offer of \$10,000 for the property to be a fair price. The disposition of this property was discussed with the Council during its work on session on Tuesday, August 18, 2015.

RECOMMENDATION: Receive public comment and close the public hearing.

2. PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED DISPOSITION OF CITY PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

BACKGROUND: The Developer of the Sandridge Luxury Apartments would like to incorporate portions of two smaller remnant parcels owned by the City as well as a vacated portion of the Depot Street right-of-way into their downtown redevelopment project. The City received the two remnant parcels from UDOT when the alignment of SR-126 was reconfigured. Also, the City recently vacated an adjacent portion of the Depot Street right-of-way at the Developer's request. The disposition of these properties was discussed with the City Council during its work session on Tuesday, August 18, 2015.

RECOMMENDATION: Receive public comment and close the public hearing.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2015R-23 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE WEST SQUARE PROJECT LOCATED AT IN THE VICINITY OF 850 SOUTH 490 EAST

RECOMMENDATION: Approve Resolution 2015R-23 authorizing the disposition of real property for the West Square Project located in the vicinity of 850 South 490 East and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2015R-24 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

RECOMMENDATION: Approve Resolution 2015R-24 authorizing the disposition of real property for the Sandridge Luxury Apartments Project located in the vicinity of 50 South Depot, 70 South Depot and 145 South Depot and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE AWARD OF BID TO HUSKIE'Z LANDSCAPING FOR THE STEED PARK IRRIGATION PROJECT

BACKGROUND: Staff has solicited bids for the Steed Park Irrigation Project. Three contractors returned qualified bids for the irrigation work that included three separate options: 1) south Steed Park, 2) north Steed Park, and, 3) the installation of a new main line for future development on the north side of the Steed Pond. The lowest responsible bidder was Huskie'z Landscaping Inc. of Riverton, Utah with a total bid amount of \$346,075.00 for all three options.

RECOMMENDATION: Approve the Award of Bid to Huskie'z Landscaping Inc. in the amount of \$230,522, bid amount for Option 1, south Steed Park, with \$69,478 for contingency costs for a total project cost of \$300,000 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 3rd day of September, 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.