

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
September 22, 2015 – POLICY SESSION  
*(Please note the Policy Session will begin at 7:30 p.m.)*  
*Revised 9/21/2015*

*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

**6:00 P.M. WORK SESSION**  
Interviews with City Attorney Candidates

**(TENTATIVE)** *The Council may consider a motion to enter into a Closed Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.*  
*Utah Code Ann. § 52-4-204 and §52-4-205(1)(a)*

*(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

**7:30 P.M. POLICY SESSION**

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Benson

APPROVAL OF MINUTES:

August 25, 2015 – Work Session

September 8, 2015 – Work Session

September 8, 2015 – Policy Session

***PRESENTATION:***

1. **PRESENTATION TO ANDREW BENSON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

**BACKGROUND:** Andrew Benson has completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desire to recognize Andrew and acknowledge his achievement.

***PUBLIC HEARING:***

2. **PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED REZONE FOR A PORTION OF PROPERTY LOCATED AT APPROXIMATELY 850 WEST 1600 SOUTH (TIN: 12-391-0014) FROM (C-2) COMMERCIAL TO (R-3) RESIDENTIAL**

**BACKGROUND:** The proposal includes a request for approximately 2.25 acres to be rezoned from (C-2) Commercial to (R-3) Multi-family Residential with the intent to construct 30 dwelling units, specifically designed as two 12-plexes and one 6-plex. This property is part of an overall development plan for the corner of Antelope Drive and 1000 West which already includes 26 businesses developed over multiple phases. The remaining property is tucked back off of Antelope Drive with no frontage on a major commercial transportation corridor. The property owner indicates that the remaining property has been marketed as commercial for 17+ years. The property owner feels that the parcel for consideration with this application has limited commercial viability and that multi-family residential represents the highest and best use of the property at this time. The Planning Commission recommended approval of the rezone, subject to certain conditions (site plan approval, subdivision plat approval, and execution/recording of a development agreement), during its meeting on Wednesday, September 2, 2015.

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

3. **PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED REZONE FOR PROPERTY LOCATED AT 1760 SOUTH MAIN STREET (TIN: 12-242-0002) FROM (C-2) COMMERCIAL TO (PF) PUBLIC FACILITIES**

**BACKGROUND:** The site is currently vacant but has been the recipient of several enforcement actions related to the maintenance of weeds. A public facility zoning designation is appropriate as the uses on the property directly south are public buildings and this rezone will facilitate the success of Antelope Elementary by assisting with a parking need. The Planning Commission recommended approval of the rezone during its meeting on Wednesday, September 2, 2015.

***SCHEDULED ITEMS:***

4. **CITIZEN COMMENTS**

5. **CONSIDER APPROVAL OF ORDINANCE 2015-16 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT 1760 SOUTH MAIN STREET FROM (C-2) COMMERCIAL TO (PF) PUBLIC FACILITIES**

**RECOMMENDATION:** Approve Ordinance 2015-16 authorizing the rezone of property located at 1760 South Main Street from (C-2) Commercial to (PF) Public Facilities and authorize the Mayor's signature to any necessary documents.

6. **CONSIDER APPROVAL OF RESOLUTION 2015R-25 EXPRESSING SUPPORT FOR THE DAVIS SCHOOL DISTRICT BOND ELECTION**

**RECOMMENDATION:** Approve Resolution 2015R-25 expressing support for the Davis School District Bond election and authorize the Mayor's signature to any necessary documents.

7. **CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015**

**BACKGROUND:** The Council received a copy of the 2014/2015 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER). The public

was given the opportunity to review the CAPER in the Community Development Office from August 20, 2015 to September 4, 2015. 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.

8. **CONSIDER APPROVAL OF ORDINANCE 2015-17 ENACTING A TEMPORARY LAND USE REGULATION REGARDING PAWN AND SECONDHAND BUSINESSES PURSUANT TO UTAH CODE ANN. § 10-9A-504 APPLICABLE TO ALL OF THE COMMERCIAL ZONED PROPERTIES LOCATED WITHIN THE CITY'S GEOGRAPHIC BOUNDARIES**

BACKGROUND: Concern has been expressed to staff by residents, members of the City's Planning Commission and City Councilmembers about the number of pawnshops located in the City as well as the locations where they are permitted and proximity to other pawnshops. This Ordinance would temporarily prohibit accepting or approving applications for development, erection, construction, installation, expansion or relocation of any pawnbrokers, pawn and/or secondhand businesses (as defined in the City's land use ordinance or business license ordinance) on commercially zoned property throughout the City.

RECOMMENDATION: Consider approval of Ordinance 2015-17 enacting a temporary land use regulation regarding pawn and secondhand businesses 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 21<sup>st</sup> day of September, 2015.

/s/Kimberly S. Read, Deputy 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.