

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
May 24, 2016 – POLICY SESSION  
*Revised May 20, 2016*

*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**

Discussion on the Animal Control Contract with Davis County  
Discussion on the Energy Performance (McKinstry) Audit Review  
Discussion on the PARAT Tax Master Plan  
Discussion on the Clearfield/Layton Circulator  
Review and Discussion of the Neighborhood Meetings  
Reports on the National League of Cities and Utah League of Cities and Towns

*(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 Young
APPROVAL OF MINUTES:	May 10, 2016 – Policy Session

**PUBLIC HEARING:**

1. **GENERAL PLAN AMENDMENT**

**BACKGROUND:** Wayne Belleau, property owner and applicant, requested an amendment to the Future Land Use Map of the General Plan for the northwestern 7.50 acre portion of the property located at approximately 1300 South 2000 East. He expressed his opinion that the current market conditions in the area and the configuration of the parcels will make commercial development on that portion of the parcel difficult, and suggested the property's highest and best use is residential. The Planning Commission held a public hearing and recommended approval on May 4, 2016. Staff recommends denial of the General Plan amendment, believing that commercial development should be accomplished on portions of the vacant property before concluding that residential is the highest and best use.

**RECOMMENDATION:** Receive public comment.

**PRESENTATION:**

2. PRESENTATION TO CADEN BANNING HESLOP FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT

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

**SCHEDULED ITEMS:**

3. CITIZEN COMMENTS

4. CONSIDER ORDINANCE 2016-03 APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AMEND THE FUTURE LAND USE MAP OF THE GENERAL PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST

RECOMMENDATION: Consider Ordinance 2016-03 approving the Planning Commission's recommendation to amend the Future Land Use Map of the General Plan for a 7.5-acre portion of the property located at approximately 1300 South 2000 East from Commercial to Residential and authorize the Mayor's signature to any necessary documents.

5. CONSIDER THE AWARD OF BID FOR THE 2016 ROADWAY MAINTENANCE PROJECT TO ADVANCED PAVING AND CONSTRUCTION

BACKGROUND: Bids were received from three construction companies to make improvements to various roads throughout the City. The project includes applying asphalt pavement surface treatments to various streets throughout the City. The lowest responsible bid was received from Advanced Paving and Construction with the bid of \$345,800 for standard-weight chips or \$383,500 for light-weight chips.

RECOMMENDATION: Approve the award of bid for the 2016 Roadway Surface Improvement Project to Advanced Paving and Construction for the bid amount of the \$383,500 for the light-weight chip option and approve funding for the project for the bid amount of \$383,500 with contingency and engineering of \$50,000 for a total project cost of \$433,500; and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE AWARD OF BID TO FOR THE 25 NORTH WATERLINE IMPROVEMENT PROJECT TO SNAP EXCAVATION

BACKGROUND: Bids were received from six construction companies to install a new 8 inch waterline in 25 North Street from 1400 West to 1450 West. The lowest responsible bid was received from Snap Excavation with a bid of \$82,533.

RECOMMENDATION: Approve the award of bid for the 25 North Waterline Improvement Project for the bid amount of \$82,533 and approve funding for the project for the bid amount of \$82,533 with contingency and engineering of \$23,000 for a total project cost of \$105,533; 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. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 10, 2016 POLICY SESSION

**SCHEDULED ITEM:**

2. CONSIDER APPROVAL OF THE SALE OF PROPERTY LOCATED AT 720 NORTH MAIN (TAX ID# 14-094-0001)

BACKGROUND: The property is adjacent to the Tesoro gas station at the northeast corner of Main Street and 650 North. The Buyer (Q and H, LLC) is purchasing the gas station, and desires the CDRA's property in order to expand and improve the site. The City's counteroffer included three points which were identified in the staff report.

RECOMMENDATION: Approve the sale of property located at 720 North Main (Tax ID #14-094-0001), per the terms of the Real Estate Purchase Contract dated March 7, 2016, and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF RESOLUTION 2016R-02 AUTHORIZING THE PREPARATION OF AN AMENDMENT TO THE ATK ECONOMIC DEVELOPMENT PROJECT AREA PLAN

BACKGROUND: The ATK EDA was created in 2011-12 for the purpose of incentivizing a large project which would create approximately 800 jobs. Because ATK (now known as Orbital ATK) originally intended to occupy five different properties with this business venture, the EDA boundaries were drawn accordingly. However, as the project evolved, two of the properties were not needed at all (and are now under different ownership), and Orbital ATK is now preparing to occupy two buildings that are not within the EDA boundaries (G-12 and G-13). Consequently, Orbital ATK has requested that the EDA boundaries be amended to match the buildings that their project is occupying.

RECOMMENDATION: Approve Resolution 2016R-02 authorizing the Preparation of an Amendment for the EDA #3 (ATK) Project Area Plan and authorize the Chair's signature to any necessary documents.

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

Dated this 20<sup>th</sup> day of May, 2016.

/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.