

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 22, 2016 – 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 Interlocal Agreement for HAWK Trail Crossing on 1000 East
Discussion on the Interlocal Agreement with the Davis Metro Narcotics Strike Force
Discussion on the Rocky Mountain Power Agreement for Street Light Replacement

(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:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Young

October 11, 2016 – Work Session

October 18, 2016 – Work Session

October 25, 2016 – Work Session

October 25, 2016 – Policy Session

PRESENTATION:

1. **PRESENTATION BY UTAH MUNICIPAL CLERKS ASSOCIATION (UMCA)**

BACKGROUND: Board members from the Utah Municipal Clerks Association (UMCA) are present to recognize Kim Read, Deputy City Recorder, for earning the designation of Master Municipal Clerk (MMC).

PUBLIC HEARINGS:

2. **PUBLIC HEARING FOR ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTER 3 – DEFINITIONS AND TITLE 11, CHAPTER 11, SECTION 3 – CONDITIONAL USES IN THE COMMERCIAL ZONE AND TITLE 11, CHAPTER 11, SECTION 6 – HEIGHT REGULATIONS IN THE COMMERCIAL ZONE**

BACKGROUND: The request by Dave Clayton, on behalf of Auburn Manor Holding Company, is to remove the terms “Nursing” or “Rest” homes and replace them with the term “Assisted Living Facilities” in Title 11, Chapter 3 – Definitions and Title 11, Chapter 11, Section 3 – Conditional Uses in the Commercial Zone. Additionally the request was to amend Title 11, Chapter 11, Section 6 – Height Regulations in the Commercial Zone, to change the maximum

height regulation from 35 feet to 55 feet. This amendment would be effective within the Land Use Code, a document regulating the development of the City as a whole. The language included in the Planning Commission's recommendation varies from the applicant's original request.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING FOR A GENERAL PLAN AMENDMENT REQUESTING AN AMENDMENT TO THE MASTER STREETS AND TRANSPORTATION PLAN, WITHIN THE GENERAL PLAN, TO DELETE THE FUTURE EXTENSION OF 1350 EAST FROM THE MASTER STREETS AND TRANSPORTATION PLAN MAP

BACKGROUND: The request by Dave Clayton, on behalf of Auburn Manor Holding Company, to amend the Master Streets and Transportation Plan Map to remove a future minor local road, to accommodate future development of the property in the vicinity of 1450 South 1350 East. The amendment would be effective within the General Plan, a document guiding the development of the City as a whole. The Planning Commission recommended approval of the General Plan Amendment during its meeting on Wednesday, November 2, 2016.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. CITIZEN COMMENTS
5. CONSIDER APPROVAL OF ORDINANCE 2016-09 APPROVING THE ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTER 3 – DEFINITIONS AND TITLE 11, CHAPTER 11, SECTION 3 – CONDITIONAL USES IN THE COMMERCIAL ZONE

RECOMMENDATION: Approve Ordinance 2016-09 approving the Zoning Text Amendments to Title 11, Chapter 3 – Definitions and Title 11, Chapter 11, Section 3 – Conditional Uses in the Commercial Zone and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2016-08 APPROVING THE GENERAL PLAN AMENDMENT REQUESTING AN AMENDMENT TO THE MASTER STREETS AND TRANSPORTATION PLAN, WITHIN THE GENERAL PLAN, TO DELETE THE FUTURE EXTENSION OF 1350 EAST FROM THE MASTER STREETS AND TRANSPORTATION PLAN MAP

RECOMMENDATION: Approve Ordinance 2016-08 approving the General Plan Amendment requesting an Amendment to the Master Streets and Transportation Plan, within the General Plan, to delete the future extension of 1350 East from the Master Streets and Transportation Plan Map and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE PURCHASE AND SALE AGREEMENT WITH ROCKY MOUNTAIN POWER TO PURCHASE THE STREETLIGHTS WITHIN CLEARFIELD CITY IN AN EFFORT TO PROMOTE ENERGY EFFICIENCY FOR THE CITY

BACKGROUND: The City Council approved the Energy Performance contract with McKinstry in July of 2016 and as part of that agreement, the City identified the need to purchase the streetlights within its borders from Rocky Mountain Power. Rocky Mountain Power has

completed its audit of the streetlights within the City and has prepared a purchase and sales agreement for a total purchase price of \$294,462. In the Energy Performance contract, McKinstry estimated the cost for purchasing the streetlights to be \$332,750.

RECOMMENDATION: Approve the purchase and sale agreement with Rocky Mountain Power to purchase the streetlights within Clearfield City to promote energy efficiency for the City for the purchase amount of \$294,462 and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF RESOLUTION 2016R-23 AUTHORIZING THE INTERLOCAL AGREEMENT WITH THE DAVIS METRO NARCOTICS STRIKE FORCE

BACKGROUND: Clearfield City is one of several agencies participating in the Davis Metro Narcotics Strike Force. The US Department of Justice (DOJ) has changed its requirements and now requires Interlocal Agreements to be reviewed and updated every year. The most current Interlocal Agreement was last signed in 2004, and even though it is a valid and lawful agreement, the DOJ is requesting new signatures to the agreement to be compliant.

RECOMMENDATION: Approve Resolution 2016R-23 authorizing the Interlocal Agreement with the Davis Metro Narcotics Strike Force Agreement and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE ACQUISITION OF TWO REMNANT PARCELS ADJACENT TO ISLAND VIEW PARK

BACKGROUND: The owner of two very small parcels (TINS: 12-073-0034 and 12-130-0124) located on the southeast corner of Island View Park recently contacted the City expressing a desire to sell the parcels to the City. The parcels are so small (0.039 and 0.01 acres) that they are unusable on their own. Moreover, the City has been maintaining them as if they were part of the park. The City's interest in acquiring the parcels would be to clean up the property lines. The property owner has agreed to sell the properties for combined total of \$2,000.

RECOMMENDATION: Approve the acquisition of Parcel Numbers 12-073-0034 and 12-130-0121 from Residential Mortgage Corporation, contingent upon the seller paying all outstanding taxes and other amounts due, for the combined amount of \$2,000 and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PLANNING COMMISSION

BACKGROUND: Amy Mabey recently resigned as a member of the Planning Commission creating a vacancy for a regular member. Mayor Shepherd recommends appointing Michael Britton, alternate member, to fill the vacancy and Mallory Baudry as an alternate to fill the vacancy created by Michael Britton's appointment.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Michael Britton as a regular member of the Planning Commission with a term expiring February 2021 and the Mayor's appointment of Mallory Baudry as an alternate member of the Planning Commission with a term expiring February 2018, and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Council Reports
City Manager's Report
Staff Reports

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 17th day of November, 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.