

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 25, 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 Participation in a Sidewalk Grant for 1000 East
Discussion on the Acquisition of Remnant Parcels of Property Adjacent to Island View Park
Discussion on Community Arts Programs and Service Level

(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 Phipps

September 13, 2016 – Work Session

September 13, 2016 – Policy Session

September 27, 2016 – Policy Session

October 4, 2016 – Work Session

PRESENTATION:

1. **PRESENTATION OF THE YARD OF THE YEAR AWARDS**

BACKGROUND: Each year, Clearfield City sponsors a Yard of the Week contest throughout the City. The Parks and Recreation Commission members visit eleven different zones in the City during the summer and submit a weekly winner. At the end of the summer, the Commission members judge the weekly winners and select a winner or winners for Yard of the Year. This year's Yards of the Year winners are William Park, Robert and LaRue Hawthorn and Richard Nielson.

PUBLIC HEARINGS:

2. **PUBLIC HEARING FOR ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTER 9 – ACCESSORY BUILDING REGULATIONS**

BACKGROUND: The City is considering changes to the R-1 (Residential) zones specific to setbacks for accessory buildings as a result of a public request and comments made during citizen comments at a City Council meeting held earlier in the year. Staff was directed by the Council to

investigate the current regulations for accessory buildings within the City and compare them to surrounding municipalities and propose amendments. The City's current ordinance regulates the height, distance from each property line, as well as coverage and maximum size. There are regulations related to the look of the building and additional criteria for detached garages and carports. Staff has provided the Council with the current regulations in addition to information gathered from Syracuse, Roy and West Point cities as a comparison.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING FOR THE FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT TO CREATE A MEDICAL OFFICE CONDOMINIUM BUILDING LOCATED AT 920 SOUTH 2000 EAST (TIN: 09-409-0033)

BACKGROUND: This is a request by John Hansen to amend the subdivision plat to accommodate a proposed medical office building located on Lot A of the University Ridge Subdivision. The proposal would provide the ability for two tenants to locate within the proposed building and own each space individually. The parcels are designated as commercial in the General Plan as well as zoned commercial and the uses and buildings surrounding this site are consistent with the C-2 commercial zoning. The Planning Commission discussed the item and recommended approval during its meeting on Wednesday, October 5, 2016.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING FOR THE FINAL SUBDIVISION PLAT APPROVAL TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT FOR A CHANGE TO THE STREET ALIGNMENT AND REMOVAL OF THE CUL-DE-SAC LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-409-0001)

BACKGROUND: This request by John Hansen is for final subdivision plat approval to amend the University Ridge Subdivision plat for a change to the street alignment and removal of the cul-de-sac located at approximately 938 South 2000 East. The developer expressed a need to remove the cul-de-sac at the end of the subdivision and have the road continue through the property, providing additional access on the west side. Previous agreements preserved the potential connection of that area with the parking lot and street to the west. The right-of-way would connect to a parking lot to the west, making possible a future connection to 900 South, which is currently a private road. The plat amendment and road connection are consistent with the General Plan by allowing for the east/west connection. The Planning Commission discussed and recommended approval to the Council during its meeting on Wednesday, October 5, 2016.

RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING ON THE DOWNTOWN CLEARFIELD SMALL AREA PLAN

BACKGROUND: The creation of the Downtown Clearfield Small Area Plan began last winter following a thorough market study. Public open house meetings took place in March, April and May. A draft plan was created and presented in early summer and the Planning Commission and City Council met to refine the vision and prepare the plan for final review. The Planning Commission participated with staff in work sessions about the plan in August and September. A public hearing took place with the Planning Commission during its meeting on Wednesday,

October 5, 2016 and subsequently the Commission recommended approval of the plan to the City Council.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

6. CITIZEN COMMENTS

7. CONSIDER APPROVAL OF ORDINANCE 2016-07 APPROVING ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTER 9 – ACCESSORY BUILDING REGULATIONS

RECOMMENDATION: Approve Ordinance 2016-07 approving Zoning Text Amendments to Title 11, Chapter 9 – Accessory Building Regulations and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT TO CREATE A MEDICAL OFFICE CONDOMINIUM BUILDING LOCATED AT 920 SOUTH 2000 EAST (TIN: 09-409-0033)

RECOMMENDATION: Approve the Final Subdivision Plat to amend the University Ridge Subdivision Plat to create a medical office condominium building located at 920 South 2000 East (TIN: 09-409-0033) and authorize the Mayor’s signature to any necessary documents.

9. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT TO AMEND THE UNIVERSITY RIDGE SUBDIVISION PLAT FOR A CHANGE TO THE STREET ALIGNMENT AND REMOVAL OF THE CUL-DE-SAC LOCATED AT 938 SOUTH 2000 EAST (TIN: 09-409-0001)

RECOMMENDATION: Approve the Final Subdivision Plat to amend the University Ridge Subdivision Plat for change to the street alignment and removal of the cul-de-sac located at 938 South 2000 East (TIN: 09-409-0001) and authorize the Mayor’s signature to any necessary documents.

10. CONSIDER APPROVAL OF RESOLUTION 2016R-21 ADOPTING THE DOWNTOWN CLEARFIELD SMALL AREA PLAN

RECOMMENDATION: Approve Resolution 2016R-21 adopting the Downtown Clearfield Small Area Plan and authorize the Mayor’s signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2016R-22 AUTHORIZING THE CITY’S PARTICIPATION IN FUNDING FOR THE 5310 GRANT FOR ENHANCED MOBILITY OF SENIORS AND PERSONS WITH DISABILITIES TO CONSTRUCT A SIDEWALK ON 1000 EAST FROM 1600 SOUTH TO 1700 SOUTH

BACKGROUND: Currently no sidewalk exists on either side of the 1000 East from 1600 South to 1700 South causing a safety hazard for people with disabilities and students and also hampering access to bus stops and the Frontrunner station. Staff applied for a 5310 Grant for Enhanced Mobility for Seniors and Persons with Disabilities through the Utah Transit Authority

to construct a sidewalk improving access to the area in February and was awarded funding in August. The project costs are estimated to be \$24,500 and the grant will provide \$19,600 toward the project costs.

RECOMMENDATION: Approve Resolution 2016R-22 authorizing the City's participation in funding for the 5310 Grant for Enhanced Mobility of Seniors and Persons with Disabilities to construct a sidewalk on 1000 East from 1600 South to 1700 South and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF THE AWARD OF BID FOR INDIGENT DEFENSE SERVICES TO SKEEN & ROBINSON, LLC

BACKGROUND: The Sixth Amendment Center recently issued a report which indicated attorneys providing indigent defense services compensated at a flat monthly fee might not be able to adequately provide legal counsel to defendants. The City's public defender contract with Michael Bouwhuis will be expiring soon, so the City completed the Request For Proposals (RFP) process consistent with the findings of the Sixth Amendment Report. Based on the criteria stated in the RFP, staff recommends awarding the bid to Skeen & Robinson, LLC.

RECOMMENDATION: Approve the Award of Bid to Skeen & Robinson, LLC, 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 21st day of October, 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.