

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION

January 24, 2017

(This meeting was held following a City Council work session.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Kent Bush	Director
	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Spencer Brimley	Development Services Manager
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

PLANNING COMMISSION MEMBERS: Michael Millard, Ron Jones, Mallory Baudry, Chris Uccardi, Robert Browning, Steve Parkinson, Brady Jugler, Michael Britton

VISITORS: Dean Smith – Thackeray Garn, Amber Hansen – Thackeray Garn, Paul Drake – UTA, Scott Hess – Contract Planner

Chair Young called the meeting to order at 9:30 p.m.

DISCUSSION ON THE CREATION OF A CRA (COMMUNITY REINVESTMENT AREA)
AT LEGEND HILLS

JJ Allen, Assistant City Manager, announced the EDA (Economic Development Area) project area known as the Cowley Adams EDA expired approximately three years previous. He shared a visual illustration which identified its boundaries and mentioned the City didn't currently have a mechanism to provide any incentive for development in that area which could be recognized in the near future.

He reminded the Board the property previously known as Midtown Village had a new owner, which identified the property as University Park, and would soon be submitting application for a Mixed-Use development, and added the proposed project would be consistent with the City's

General Plan. He reviewed the surrounding acreage near Legend Hills and suggested it also had possibilities for development since RC Willey had purchased adjacent property in Layton City.

Mr. Allen suggested the developers would be coming to the City requesting an incentive and emphasized nothing was currently in place. He explained Utah Code had been rewritten and the current avenue to the City was to create a CRA, Community Reinvestment Area. He stated there were two options for the City to consider and explained the following:

- Option One – similar to Clearfield Stations’s CDA, in which the taxing entities opt-in with an Interlocal Agreement, or
- Option Two – TEC, Taxing Entity Committee, which would be applicable to eminent domain possibilities.

He pointed out the first step required the CDRA to adopt a Resolution defining the geographic boundary to determine the project area. He announced staff would be working on the resolution and it would soon come before the CDRA for approval to begin the process. He inquired if there were any preferences to which option the Board preferred and a discussion took place.

Director Shepherd reviewed the history regarding the University Park property site and pointed out the geographic challenges associated with its development and suggested the incentive would be critical to development.

Mr. Allen requested direction on what other properties the CDRA Board would like to have included in the new project area and a discussion followed. It was determined to include the AAA and Exeter building and the adjacent condominiums along the canal. Director Shepherd expressed concern if the designated area could be considered too large and the discussion continued. Director Bush pointed out Pepper Ridge Apartments were quite old and given the fact the property had interstate frontage suggested it be included if geographic size wasn’t a concern. Mr. Allen responded he would discuss that concern with Davis County. Director Peterson pointed out the taxing entities might be opposed to participating in the proposed CRA.

Chair Young expressed concern regarding the residential aspect of possible future development, or growth, and was curious as to why the City would want to incentivize it.

Director Shepherd inquired about including the Tai Pan property. Adam Lenhard, City Manager, stated Tai Pan didn’t receive any incentives and Director Shepherd suggested because that development was substantial on its own it didn’t need to be included in the proposed CRA.

Director Bush inquired if it would be advantageous to separate the Legend Hills area creating a second CRA and Mr. Allen suggested the Legend Hills property should be included in order to capture reinvestment. Director Shepherd mentioned the currently vacant Performax Gym building and expressed his desire to include the existing Legend Hills properties which could facilitate redevelopment of that building.

There being no further business to come before the Community Development and Renewal Agency, **Director Shepherd moved to adjourn as the Community Development and**

Renewal Agency at 9:44 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper and Shepherd. Voting NO – None.

**APPROVED AND ADOPTED
This 28th day of March, 2017**

/s/Bruce Young, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, January 24, 2017.

/s/Nancy R. Dean, City Recorder