

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
July 25, 2017 – 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

**6:15 P.M. WORK SESSION**

Discussion on a Proposed Rezone for Property located at Approximately 880 South State Street from Commercial (C-2) to Multi-family Residential (R-3)

Discussion on the Award of Bid for the 700 South 1000 West Intersection Project

*(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  
May 23, 2017 – Work Session  
June 13, 2017 – Work Session  
June 20, 2017 – Work Session  
June 27, 2017 – Work Session  
June 27, 2017 – Policy Session

**PUBLIC HEARINGS:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE WILCOX FARMS AMENDED FINAL SUBDIVISION PLAT LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH**

**BACKGROUND:** The request to amend the Wilcox Farms Amended Subdivision Plat would create 29 individually owned lots for a townhome project called Oakmont Townhomes. The site is 1.88 acres and the allowed density would be 16 units per acre. The applicant is proposing a density of 15.4 units to the acre. The Planning Commission reviewed the request at its meeting on July 5, 2017 and recommended approval.

**RECOMMENDATION:** Receive public input.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY CODE, TITLE 11, CHAPTER 13 – SUPPLEMENTARY REGULATIONS REGARDING MOBILE FOOD VENDORS

BACKGROUND: Staff is proposing to remove all references to mobile food vendors in Title 11, Chapter 13 – Supplementary Regulations of the City Code due to changes made during the most recent legislative session. Removing mobile food vendors from that portion of the Code will allow the City to still require a license when needed while making the regulation consistent with new State Law. The amendments will also require changes to the City Code, Title 4, Chapter 9 – Business License Regulations.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY CODE, TITLE 11, CHAPTER 15 – SIGN REGULATIONS REGARDING BALLFIELD SIGNS AND POLITICAL OR CAMPAIGN SIGNS

BACKGROUND: The proposed amendments to the sign regulation would permit advertising on the interior fence at Steed and Fisher Parks’ ballfields, allow political or campaign signs to be posted sooner when a primary election is held due to the impact created with by-mail elections, and allow the use of flag banners in the City.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

4. CITIZEN COMMENTS

5. CONSIDER APPROVAL OF THE AMENDMENT TO THE WILCOX FARMS AMENDED SUBDIVISION PLAT LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH

RECOMMENDATION: Approve the amendments to the Wilcox Farms Amended Subdivision Plat located at 823 West 1600 South and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH IRONWOOD DEVELOPMENT GROUP, L.C. FOR THE OAKMONT TOWNHOME SUBDIVISION LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH

BACKGROUND: Ironwood Development Group, L.C. is developing a townhome subdivision with 29 lots that would be individually owned. The development agreement addresses the terms and conditions for the development of the subdivision.

RECOMMENDATION: Approve the Development Agreement with Ironwood Development Group, L.C. for the Oakmont Townhome Subdivision located at approximately 823 West 1600 South and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2017-13 AMENDING THE CITY CODE, TITLE 4 BUSINESS LICENSE REGULATIONS; TITLE 11, CHAPTER 13 – SUPPLEMENTARY REGULATIONS REGARDING MOBILE FOOD VENDORS; AND, TITLE 11, CHAPTER 15 – SIGN REGULATIONS REGARDING BALLFIELD SIGNS AND POLITICAL AND CAMPAIGN SIGNS

RECOMMENDATION: Approve Ordinance 2017-13 amending the City Code, Title 4 Business License Regulations; Title 11, Chapter 13 – Supplementary Regulations regarding Mobile Food Vendors; Title 11, Chapter 15 – Sign Regulations regarding ballfield signs and political or campaign signs; and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2017-14 AMENDING THE CITY’S CONSOLIDATED FEE SCHEDULE REGARDING MOBILE FOOD VENDORS

RECOMMENDATION: Approve Ordinance 2017-14 amending the City’s Consolidated Fee Schedule regarding mobile food vendors and authorize the Mayor’s signature to any necessary documents.

9. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE 700 SOUTH AND 1000 WEST INTERSECTION SIGNAL AND RECONSTRUCTION OF 700 SOUTH FROM 1000 WEST TO 1500 WEST PROJECT TO STAKER/PARSON COMPANIES

BACKGROUND: Staff solicited bids for the installation of a traffic signal at the intersection of 700 South and 1000 West and to reconstruct a portion of 700 South. The reconstruction would upgrade the culinary water and storm drainage pipelines in 700 South from 1000 West to 1500 West. One bid was received from Staker/Parson Companies with a bid amount of \$1,644,022.15.

RECOMMENDATION: Consider approval of the award of bid for the 700 South and 1000 West Intersection Signal and Reconstruction of 700 South from 1000 West to 1500 West Project.

10. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL FOR THE CLEARFIELD AQUATIC AND FITNESS CENTER TREADMILLS PURCHASE TO PACIFIC FITNESS PRODUCTS AND UPPER LIMIT FITNESS

BACKGROUND: The 2017/2018 fiscal year budget included \$80,000 to purchase new treadmills for the Clearfield Aquatic and Fitness Center. Proposals were received from four companies highlighting nine different treadmills. The selection committee rated the proposed treadmills based on a wide variety of important criteria that included visits to other sites where the proposed treadmills had been used in order to more fully evaluate the performance and mechanics of the equipment. Staff is recommending the purchase of ten (10) Precor 835 treadmills from Pacific Fitness Products for a combined purchase price of \$56,700, and two (2) True Alpine Runner treadmills from Upper Limit Fitness for a combined purchase price of \$10,540. The total cost for the purchase of the treadmills is \$67,240.

RECOMMENDATION: Approve the award of proposal for the Clearfield Aquatic and Fitness Center treadmills purchase to Pacific Fitness Products and Upper Limit Fitness for a total cost of \$67,240 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 21<sup>st</sup> day of July, 2017.

/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.