

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
June 27, 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

6:00 P.M. WORK SESSION

Discussion on Green Waste Disposal

Discussion for a Rezone Request by Hamblin Investment Group for Property Located at Approximately 852 and 880 South 550 East from Residential (R-2 Multi-family) Zone to Residential (R-3 Multi-family) Zone

Discussion on an Interlocal Agreement with Layton City to Provide Sanitary Sewer Connection to Magic Wash Car Wash Located at the North East Corner of 1000 East and 1700 South in Layton

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 a Memorandum of Understanding and Property Acquisition with the Utah Transit Authority

(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 Phipps

APPROVAL OF MINUTES:

June 13, 2017 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST BY HAMBLIN INVESTMENT GROUP FOR PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE**

BACKGROUND: The proposal includes a request for approximately 0.328 acres to be rezoned from R-2 (Residential) to the R-3 (Residential) zone with the intent to expand the Kensington

Place townhomes project with six additional units. The request is consistent with the General Plan and the future land use map for this area. A rezone from R-2 (Residential) to R-3 (Residential) is consistent with the area and supports the recently completed and adopted Downtown Small Area Plan for the properties east of this site. The Planning Commission heard the request at its meeting on June 7, 2017 and recommended approval to the City Council with the conditions that a site plan be approved and an amended development agreement be approved and executed.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

2. CITIZEN COMMENTS

3. CONSIDER APPROVAL OF ORDINANCE 2017-12 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

RECOMMENDATION: Approve ordinance 2017-12 authorizing the rezone of property located at approximately 852 and 880 south 550 east from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF A PROCLAMATION DECLARING THE WEEK OF JULY 1 – JULY 7, 2017 AS INDEPENDENTS WEEK IN CLEARFIELD CITY

BACKGROUND: Clearfield's core of independently-owned businesses gives back to the community in goods, services, time and talent. Additionally the health of Clearfield's economy depends on support of businesses owned by our friends and neighbors. These local business owners and their employees enrich residents' shopping experiences with their knowledge and reflect a sense of place. The proclamation is a salute to community members and locally owned independent businesses that are integral to Clearfield.

RECOMMENDATION: Approve the Mayor's signature to the Proclamation officially declaring July 1-July 7, 2017 as "Independents Week" in the City of Clearfield.

5. CONSIDER APPROVAL OF RESOLUTION 2017R-09 AUTHORIZING THE INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO MAGIC WASH CAR WASH LOCATED AT THE NORTHEAST CORNER OF 1000 EAST AND 1700 SOUTH IN LAYTON

BACKGROUND: Layton City has received a request for the development of a car wash at the northeast corner of 1000 East and 1700 South. The applicant has requested the ability to connect into the existing Clearfield City sanitary sewer system on 1000 East. The project will be known as Magic Wash and will be located in Layton City. Clearfield and Layton have worked together to formulate an agreement that is acceptable to all parties and allows for the development of this facility in Layton.

RECOMMENDATION: Approve Resolution 2017R-09 authorizing the Interlocal Agreement with Layton City to provide sanitary sewer connection to Magic Wash Car Wash located at the northeast corner of 1000 East and 1700 South in Layton and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF RESOLUTION 2017R-08 ANNOUNCING THE INTENT TO ANNEX THE BOUNDARIES OF SUNSET CITY INTO THE NORTH DAVIS FIRE DISTRICT (NDFD)

BACKGROUND: On May 16, 2017, the Sunset City Council petitioned the North Davis Fire District (NDFD) for annexation into the District's service area for fire protection and emergency medical services. The NDFD subsequently passed a resolution requesting Clearfield City take all necessary and appropriate action to annex Sunset City and all real property within its corporate limits into the NDFD. The Clearfield City Council acts as the Governing Body for the North Davis Fire District and as such must initiate the process on behalf of NDFD.

RECOMMENDATION: Approve Resolution 2017R-08 announcing the intent to annex the boundaries of Sunset City into the North Davis Fire District (NDFD) and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF CHRIS UCCARDI AS A REGULAR MEMBER OF THE PLANNING COMMISSION

BACKGROUND: Michael Millard recently resigned as a member of the Planning Commission. Chris Uccardi has been serving as an alternate member since 2016. Mayor Shepherd is recommending Chris Uccardi be appointed as a regular member of the Planning Commission.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Chris Uccardi as a regular member of the Planning Commission with a term expiring February 2019.

COMMUNICATION ITEMS:

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

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

Dated this 23rd day of June, 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.