

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
March 28, 2017 – POLICY SESSION
Revised: March 27, 2017

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 Increasing the Contingency for the Steed Park Ballfield Electrical Upgrade Project

Discussion on the Estoppel Agreement between Clearfield City, 888 Associates, LLC, and Zions Bank relating to property located at 888 South University Boulevard

Discussion on Playground Equipment Installation

Discussion on the Health Insurance Benefit

Discussion on the 2017/2018 Fiscal Year Budget

(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

Clearfield High Junior ROTC

February 28, 2017 – Work Session

March 7, 2017 – Special Session

March 14, 2017 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE COMMENTS ON AMENDMENTS TO TITLE 6 – POLICE REGULATIONS AND TITLE 11 – LAND USE TO ALLOW CHICKENS ON SINGLE FAMILY RESIDENTIAL LOTS**

BACKGROUND: In 2009, the Clearfield City Council considered changes to Title 6 – Police Regulations relating to keeping chickens on properties that were zoned residential. Public input was received and the measure failed to pass. Since that time there has been a continual interest for permitting chickens to be kept on properties with a single family zoning designation. The

Planning Commission held a public hearing on the amendments and recommended approval to the City Council on March 1, 2017.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE COMMENT ON AMENDMENTS TO THE CITY'S GENERAL PLAN INCLUDING THE ADOPTION OF THE DOWNTOWN SMALL AREA PLAN AS AN EXHIBIT TO THE PLAN

BACKGROUND: In 2015, Clearfield City staff began a review of the City's General Plan for the purpose of updating it. Staff sought input from the community, elected and appointed officials, and other stakeholders at a series of public meetings throughout 2016 and compiled that input for review by the Planning Commission and City Council. The addition of the Downtown Small Area Plan as an exhibit is included with the amendments. The Planning Commission held a public hearing on the items on March 1, 2017 and recommend approval.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEM:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF ORDINANCE 2017-04 AMENDING TITLE 6 – POLICE REGULATIONS AND TITLE 11 – LAND USE TO ALLOW CHICKENS ON SINGLE FAMILY RESIDENTIAL LOTS

RECOMMENDATION: Approve Ordinance 2017-04 amending Title 6 – Police Regulations and Title 11 – Land Use to allow chickens on single family residential lots and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF ORDINANCE 2017-05 AMENDING THE CITY'S GENERAL PLAN INCLUDING THE ADOPTION OF THE DOWNTOWN SMALL AREA PLAN AS AN EXHIBIT TO THE PLAN

RECOMMENDATION: Approve Ordinance 2017-05 amending the City's General Plan including the adoption of the Downtown Small Area Plan as an exhibit to the plan and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF AN INCREASE TO THE CONTINGENCY FUND ON THE STEED PARK BALLFIELD ELECTRICAL UPGRADE PROJECT

BACKGROUND: The City contracted with Hidden Peak Electric to upgrade the ballfield lighting electrical system at Steed Park. The contract was originally approved by the City Council for a total project cost of \$87,300 which included a \$10,000 contingency fund. Due to unforeseen problems with the current electrical system, an additional \$5,000 is needed to finish the upgrade project and bring the ballfield lighting system up to code. The original budget for the project was \$125,000 and the new funding request would bring the total project cost to \$92,300.

RECOMMENDATION: Approve a \$5,000 increase to the contingency fund on the Steed Park Ballfield Electrical Upgrade Project and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE ESTOPPEL CERTIFICATE AND CONSENT AGREEMENT BETWEEN CLEARFIELD CITY, 888 ASSOCIATES, LLC, AND ZIONS BANK RELATING TO THE PROPERTY LOCATED AT 888 SOUTH UNIVERSITY PARK BOULEVARD

BACKGROUND: 888 Associates, LLC, owns the office building at 888 South University Park Boulevard and is currently in the process of refinancing a loan. Because it leases property from the City and CDRA to provide additional parking for the building, Zions Bank is requiring the owner of the land (the City and CDRA) consent to Zion's ability to lien the ground leases because they are a key aspect of the building's function. It is important to note that Zion's would lien the ground leases not the property itself.

RECOMMENDATION: Approve the Estoppel Certificate and Consent Agreement between Clearfield City, 888 Associates, LLC, and Zions Bank relating to the property located at 888 South University Park Boulevard and authorize the Mayor's signature to any necessary documents.

****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA****

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE DECEMBER 13, 2016 WORK AND POLICY SESSIONS, JANUARY 24, 2017 WORK SESSION AND FEBRUARY 7, 2017 WORK SESSION

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF THE ESTOPPEL CERTIFICATE AND CONSENT AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA), 888 ASSOCIATES, LLC, AND ZIONS BANK RELATING TO THE PROPERTY LOCATED AT 888 SOUTH UNIVERSITY PARK BOULEVARD

BACKGROUND: 888 Associates, LLC, owns the office building at 888 South University Park Boulevard and is currently in the process of refinancing a loan. Because it leases property from the City and CDRA to provide additional parking for the building, Zions Bank is requiring the owner of the land (the City and CDRA) consent to Zion's ability to lien the ground leases because they are a key aspect of the building's function. It is important to note that Zion's would lien the ground leases not the property itself.

RECOMMENDATION: Approve the Estoppel Certificate and Consent Agreement between the CDRA, 888 Associates, LLC, and Zions Bank relating to the property located at 888 South University Park Boulevard and authorize the Mayor's signature to any necessary documents.

****ADJOURN AS THE CDRA****

COMMUNICATION ITEMS:

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

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

Dated this 27th day of March, 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.