

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 23, 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 the Campaign Financial Disclosure Ordinance

Discussion on the Final Plat for the Dawson Subdivision Located at 171 West 200 South

Discussion on the Rezone Request by Ironwood Development for Property Located at
823 West 1600 South from C-2 (Commercial) to R-3 (Residential, multi-family)

Report on the Utah League of Cities and Towns Conference

(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:

Dr. Ron Brown and the North Davis Jr. High Honor Society

APPROVAL OF MINUTES:

March 28, 2017 – Work Session

April 11, 2017 – Work Session

April 25, 2017 – Policy Session

May 9, 2017 – Policy Session

PRESENTATION:

1. **PRESENTATION BY THE NEW HOPE CHURCH ON ITS ANNUAL NEW HOPE CHURCH BACKPACK BLOCK PARTY EVENT**

BACKGROUND: Each year the New Hope Church solicits contributions to provide backpacks to individuals needing assistance throughout the community for the upcoming school year. Dr. Ron Brown and Jeanette Archuleta are here to discuss the program and encourage the community's support of the program.

PUBLIC HEARINGS:

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REZONE REQUEST BY IRONWOOD DEVELOPMENT FOR PROPERTY LOCATED AT 823 WEST 1600 SOUTH FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL, MULTI-FAMILY)

BACKGROUND: In 2010 the General Plan was amended to allow for residential uses on the property located at 823 West 1600 South. The request is a proposal to rezone 1.88 acres from C-2 (Commercial) to R-3 (Residential, multi-family) with the intent to construct for sale townhomes on the property. The R-3 zone would allow for multi-family development with a maximum of 16 units to the acre. The developer intends to subdivide the property to create individually owned lots. The Planning Commission heard the item on May 1, 2017 and recommended approval with the following conditions: 1) a Site Plan be submitted and approved by the Planning Commission, and, 2) a development agreement with the City be approved, fully executed, and recorded against the property in conformance with the Site Plan.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REZONE REQUEST BY SILVER PEAK ENGINEERING FOR PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY)

BACKGROUND: This item was noticed for a public hearing but additional information is needed before the Council can consider the rezone request. Staff recommends opening the public hearing, receiving public comment, and continuing it to Tuesday, June 13, 2017 at 7:00 p.m.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. CITIZEN COMMENTS
5. CONSIDER APPROVAL OF ORDINANCE 2017-08 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT 823 WEST 1600 SOUTH FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL, MULTI-FAMILY)

RECOMMENDATION: Consider approval of Ordinance 2017-08 authorizing the rezone of property located at 823 West 1600 South from C-2 (Commercial) to R-3 (Residential, multi-family) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE FINAL PLAT FOR THE DAWSON SUBDIVISION LOCATED AT 171 WEST 200 SOUTH

BACKGROUND: The request by Mike Dawson, Dawson Homes, is for the consolidation of what was previously two lots. The City Engineer and Public Works department have reviewed the subdivision and asked that an agreement be negotiated that would defer the installation of frontage improvements on the site until a future date because adjoining properties along the street do not have the improvements and requiring them on one property could cause run off and other negative impacts.

RECOMMENDATION: Approve the Final Plat for the Dawson Subdivision located at 171 West 200 South, contingent upon execution of a deferral agreement, and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2017-09 AMENDING CITY CODE TITLE 1, CHAPTER 7, SECTION 2 – CAMPAIGN FINANCIAL DISCLOSURE REQUIREMENTS

BACKGROUND: Title 1, Chapter 7, Section 2 of the Clearfield City Municipal Code is titled "Campaign Finance Disclosure Requirements" and was adopted by the City in 1995, and once amended in 2000 (1-7-2). The intent of the section was to supplement, in accordance with the law, Title 10, Chapter 3, Section 208 of the Utah State Code, titled "Campaign finance disclosure in municipal elections," with certain more restrictive disclosure requirements (Utah Code 10-3-208).

Since the sole amendment of 1-7-2 in 2000, the Utah State Legislature has incorporated the once supplemental more restrictive language provided for within 1-7-2 into Utah Code 10-3-208. After careful review of 1-7-2 and Utah Code 10-3-208, staff determined that the once more restrictive supplementations outlined in 1-7-2 are no longer necessary in that they are duplicative, and may result in unnecessary confusion by requiring a candidate to study and interpret two codes rather than one. As such, staff recommends that the current language of 1-7-2 be stricken and replaced with reference to the Utah State Code 10-3-208, as amended, to comply with current existing law.

RECOMMENDATION: Approve Ordinance 2017-09 amending City Code Title 1, Chapter 7, Section 2 – Campaign Financial Disclosure Requirements 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 19th day of May, 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.