

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
November 28, 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 Award of Bid for 700 South 1000 West  
Traffic Signal and Intersection Improvement Project

Update on PARAT Tax Projects

*(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 Bush

APPROVAL OF MINUTES:

October 3, 2017 – Work Session

November 14, 2017 – Policy Session

**PRESENTATION:**

1. **PRESENTATION TO SPENCER MICHAEL MONSON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT**

**BACKGROUND:** Spencer Monson has completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desire to recognize Spencer and acknowledge his achievement.

2. **PRESENTATION TO THE CITY BY DR BROWN FROM THE NEW HOPE CHURCH**

**BACKGROUND:** The City recently helped to sponsor the backpack drive that New Hope Church organized to provide backpacks to individuals needing assistance throughout the community. Dr. Brown would like to recognize the City for its participation.

***PUBLIC HEARINGS:***

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION ON THE CITY'S FUTURE LAND USE MAP FOR A PORTION OF THE PROPERTY (2.559 ACRES) LOCATED AT 1240 WEST 300 NORTH (TIN: 14-065-0120) FROM COMMERCIAL TO RESIDENTIAL

BACKGROUND: Bruce Hazen, applicant, is requesting an amendment to the City's General Plan and Future Land Use Map for approximately 2.559 acres located at approximately 1240 West 300 North. The request would change the designation of the property from commercial to residential with the intent for the developer to build a for sale townhome project. The property is owned by King Storage LLC and has been marketed for commercial sale for many years, yet remains undeveloped. The Planning Commission recommended approval during its meeting on Wednesday, November 1, 2017.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR A PORTION OF THE PROPERTY (2.559 ACRES) LOCATED AT 1240 WEST 300 NORTH FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

BACKGROUND: Bruce Hazen, applicant, is requesting a rezone for approximately 2.559 acres located at approximately 1240 West 300 North. The request would rezone the property from Commercial (C-2) to multi-family Residential (R-3) with the intent for the developer to build a for sale townhome project. The property is owned by King Storage LLC and has been marketed for commercial sale for many years, yet remains undeveloped. The Planning Commission recommended approval during its meeting on Wednesday, November 1, 2017.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

5. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org).

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

6. CONSIDER APPROVAL OF ORDINANCE 2017-20 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FOR A PORTION (2.559 ACRES) OF THE PROPERTY LOCATED

AT APPROXIMATELY 1240 WEST 300 NORTH FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: Approve Ordinance 2017-20 amending the City's General Plan Future Land Use Map by changing the Land Use Designation for a portion (2.559 acres) of the property located at approximately 1240 West 300 North from Commercial to Residential and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2017-21 REZONING A PORTION (2.559 ACRES) OF THE PROPERTY LOCATED AT APPROXIMATELY 1240 WEST 300 NORTH FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

RECOMMENDATION: Approve Ordinance 2017-21 rezoning a portion (2.559 acres) of the property located at approximately 1240 West 300 North from Commercial (C-2) to multi-family Residential (R-3) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE UNION PACIFIC PIPELINE CROSSING AGREEMENT TO FACILITATE THE FREEPORT G STREET SANITARY SEWER IMPROVEMENT PROJECT PHASE 1

BACKGROUND: A portion of the project to upgrade the sanitary sewer line on G Street from 3<sup>rd</sup> Street to 5<sup>th</sup> Street within the Freeport Center requires replacement of the sewer pipeline under the railroad tracks owned by Union Pacific Railroad Company. The City is required to enter into a Pipeline Crossing Agreement with Union Pacific to be able to commence the work. The agreement outlines the terms and conditions for which the City and its contractor must adhere to in order to complete the project within the railroad right-of-way.

RECOMMENDATION: Approve the Union Pacific Pipeline Crossing Agreement to facilitate the Freeport G Street Sanitary Sewer Improvement Project Phase 1 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 22<sup>nd</sup> day of November, 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.