

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
July 31, 2018 – SPECIAL 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
Second Floor
Clearfield, Utah

6:00 P.M. JOINT WORK SESSION WITH THE PLANNING COMMISSION

Update and Discussion on Clearfield Station Area Plan

(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 Thompson
May 8, 2018 – Work Session
May 15, 2018 – Work Session
May 22, 2018 – Work Session
June 5, 2018 – Work Session
June 12, 2018 – Policy Session
June 12, 2018 – Work Session
June 19, 2018 – Work Session
June 21, 2018 – Neighborhood Party
June 26, 2018 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE PROPERTIES LOCATED AT APPROXIMATELY 741, 767, AND 813 WEST 300 NORTH FROM A-1 (AGRICULTURAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL)**

BACKGROUND: Greg Day, CW Land Company, is requesting a rezone of properties located at approximately 741, 767, and 813 West 300 North from A-1 (Agricultural) to R-1-8 (Single Family Residential). The properties addressed as 741 and 767 West 300 North have direct access to and from 300 North. The property addressed as 813 West 300 North would support subdivision of the properties by providing frontage on 825 West. Most of the area of the parcels are vacant or have been used for agricultural uses in the past, with residential homes adjacent to the streets. The General Plan designates the areas as Residential. The Planning Commission held a public hearing on the request on July 11, 2018, and recommends its approval.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE PROPERTY LOCATED AT 90 WEST 200 SOUTH FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: Kyle Weaver and Kirt Nalder, developers, are requesting a rezone of property located at 90 West 200 South from R-1-8 (Single Family Residential) to R-3 (Multi-Family Residential). The developers want to develop the 1.57 acres of property as either townhomes or apartments. The existing R-1-8 zone is consistent with the goals of and objectives of the General Plan, as the preferred zone for future development of single family housing. The General Plan also indicates the relationship of planned uses should reflect considerations of existing development, environmental conditions, service, and transportation needs. Multi-family development benefits from access to public transportation and well-connected pedestrian rights-of-way in order to promote quality development for the community and the increased number of residents in the area. There is a gradual transition from the single family development in the area and the density along State Street, but increased density within this particular area would not provide a gradual transition and is not consistent with the General Plan. The Planning Commission held a public hearing on July 11, 2018, and recommends denial.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 9, ARTICLE B OF THE CITY CODE REDUCING THE LOT WIDTH FOR CORNER LOTS AND THE FRONT AND REAR YARD SETBACKS

BACKGROUND: CW Land Company, applicant, is requesting a reduction in lot width and front and rear setbacks in the R-1-8 (Single Family Residential) zone. The intent is to expand opportunities for single family dwellings by increasing the size that a home can be built on accommodating lots. Several other communities have expanded the buildable area of lots by reducing setbacks, which in turn reduces front yard sizes but allows for larger overall homes. The amendment would also provide an opportunity for the expansion or improvement of existing homes in the R-1-8 zone in an effort to improve the standard of living for homeowners. The Planning Commission held a public hearing on July 11, 2018, and recommends approval.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 13, SECTION 10 OF THE CITY CODE AMENDING THE CLEAR VISION REGULATIONS

BACKGROUND: Clearfield City Code currently requires a much larger than average area for view corridors around corners, intersections, and driveways. Staff reviewed other municipal regulations to understand the best way to approach clear vision regulations and is proposing to reduce the amount of property impacted by the current regulations, while remaining in the industry standards for safety. Discussions on the issue were held with the Planning Commission

in December 2017 and January 2018, followed with a public hearing on July 11, 2018. The Planning Commission recommends approval of the amendments.

RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING TO RECEIVE COMMENT ON A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 15, SECTION 8, PARAGRAPH C OF THE CITY CODE AMENDING THE EXISTING ON PREMISES FREE STANDING SIGN REGULATIONS

BACKGROUND: In response to a request from a private business for additional signage area with more flexibility in the types of signs allowed, staff identified a need to modify the standards for planned commercial or manufacturing center signage in order to better support the local business economy. The proposed amendments are aimed to provide more flexibility, while maintaining the direction of limiting visual clutter so as not to create a negative impact to the image of the City.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

6. 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.

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.

7. CONSIDER APPROVAL OF ORDINANCE 2018-09, REZONING PROPERTIES LOCATED AT APPROXIMATELY 741, 767, AND 813 WEST 300 NORTH FROM A-1 (AGRICULTURAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL)

RECOMMENDATION:

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2018-09, rezoning properties located at approximately 741, 767, and 813 West 300 North from A-1 (Agricultural) to R-1-8 (Single Family Residential);
2. Deny Ordinance 2018-09, rezoning properties located at approximately 741, 767, and 813 West 300 North from A-1 (Agricultural) to R-1-8 (Single Family Residential); or
3. Table consideration of Ordinance 2018-09, rezoning properties located at approximately 741, 767, and 813 West 300 North from A-1 (Agricultural) to R-1-8 (Single Family Residential) and set additional time to consider the request.

8. CONSIDER APPROVAL OF ORDINANCE 2018-10, REZONING PROPERTY LOCATED AT 90 WEST 200 SOUTH FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2018-10, rezoning the property located at 90 West 200 South from R-1-8 (Single Family Residential) to R-3 (Multi-family Residential);
2. Deny Ordinance 2018-10, rezoning the property located at 90 West 200 South from R-1-8 (Single Family Residential) to R-3 (Multi-family Residential); or
3. Table consideration of Ordinance 2018-10, rezoning the property located at 90 West 200 South from R-1-8 (Single Family Residential) to R-3 (Multi-family Residential) and set additional time to consider the request.

9. CONSIDER APPROVAL OF ORDINANCE 2018-11, AMENDING THE LOT WIDTH FOR CORNER LOTS AND THE FRONT AND REAR YARD SETBACKS IN TITLE 11, CHAPTER 9, ARTICLE B OF THE CITY CODE; AMENDING CLEAR VISION REGULATIONS IN TITLE 11, CHAPTER 13, SECTION 10 OF THE CITY CODE; AND, AMENDING ON PREMISES FREESTANDING SIGN REGULATIONS IN TITLE 11, CHAPTER 15, SECTION 8, PARAGRAPH C OF THE CITY CODE

RECOMMENDATION: Approve Ordinance 2018-11, amending the lot width requirements and front and rear yard setbacks in Title 11, Chapter 9, Article B of the City Code; amending the clear vision regulations in Title 11, Chapter 13, Section 10 of the City Code; and, amending on premises sign regulations in Title 11, Chapter 15, Section 8, Paragraph C of the City Code; and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE FALCON CORNER SUBDIVISION LOCATED AT 1215 SOUTH 1000 EAST

BACKGROUND: Chad Buck, applicant, is proposing to construct two (2) four-unit townhome buildings at 1215 South 1000 East. The proposal includes subdividing the property into eight (8) individual townhome lots with a common private drive located in the middle of the property to provide vehicular access to the townhomes. The Planning Commission reviewed the plat at its meeting on July 11, 2018, and recommends approval with conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the Falcon Corner Subdivision located at 1215 South 1000 East, with the conditions as recommended by the Planning Commission on July 11, 2018, and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH FALCON CORNERS LLC FOR THE CONSTRUCTION OF THE FALCON CORNER TOWNHOMES LOCATED AT 1215 SOUTH 1000 EAST

BACKGROUND: As a requirement of the rezone of the property located at 1215 South 1000 East from C-2 (Commercial) to R-3 (Multi-family Residential), the applicant and the City have jointly drafted a development agreement to address the design and development of the townhome project, with specific requirements included to address the design standards for the buildings and

the construction of a privacy fence around the perimeter of the project. The Planning Commission reviewed the development agreement on July 11, 2018, and recommends its approval.

RECOMMENDATION: Approve the Development Agreement with Falcon Corners LLC, addressing the construction of the Falcon Corner Townhomes located at 1215 South 1000 East and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE MASONIC TEMPLE SUBDIVISION LOCATED AT APPROXIMATELY 452 EAST 700 SOUTH

BACKGROUND: Rob Poiroir, on behalf of the exiting property owners, is requesting final subdivision plat approval for the proposed three (3) lot commercial and residential subdivision. The request will reconfigure the existing properties and subdivide them into three (3) lots. The lots with frontage on 700 South will be used for commercial development and to maintain the existing Masonic Temple building. The back lot is being proposed for the future development of townhomes. The Planning Commission reviewed the proposed Final Subdivision Plat on July 11, 2018, and recommends its approval with conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the Masonic Temple Subdivision located at approximately 452 East 700 South, with the conditions as recommended by the Planning Commission, and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE CITY HALL ROOF REPLACEMENT PROJECT TO LIFETIME ROOFING

BACKGROUND: The current roof for City Hall is original to the building from 1999, and has had numerous leaks that have impacted the interior of the building. The project will replace the roof membrane and provide a good seal for the building. Four bids were received for the project, and Lifetime Roofing was the lowest responsible bidder with a bid amount of \$99,999.

RECOMMENDATION: Approve the award of bid for the City Hall Roof Replacement Project to Lifetime Roofing, with a bid amount of \$99,999; approving funding for the bid amount with a project contingency of \$45,001 for a total project cost of \$145,000; and authorize the Mayor's signature to any necessary documents.

14. CONSIDER APPROVAL OF THE CLEARFIELD CITY SANITARY SEWER MANAGEMENT PLAN

BACKGROUND: The State of Utah Division of Water Quality requires each jurisdiction that has a sanitary sewer collection system to establish a Sanitary Sewer Management Plan (SSMP) for the operations and maintenance of the sanitary sewer system. Some of the key elements of the SSMP include: 1) general information and operations of the sanitary sewer system; 2) system maintenance, inspection and repair programs to ensure proper sewer system operations; 3) a plan for responding to and reporting sewer overflows; and, 4) an outline of the process used to evaluate and monitor sewer system capacity.

RECOMMENDATION: Approve the Clearfield City Sanitary Sewer Management Plan (SSMP) and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

****COUNCIL ADJOURN TO WORK SESSION****

WORK SESSION IMMEDIATELY FOLLOWING THE POLICY SESSION

Recap and Discussion on the Fourth of July

(TENTATIVE) The Council will consider a motion to enter into a Closed Session for the purpose of a strategy session to discuss pending or reasonably imminent litigation (Utah Code Ann. §52-4-205)

****COUNCIL ADJOURN****

Dated this 26th day of July, 2018.

/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.