

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
March 27, 2018 – 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 Memorandum of Understanding with LOTUS Company Regarding the Redevelopment of Mabey Place Located at Approximately 442 South State Street

Discussion on Clearfield Junction the Proposed Development of Vacant Lots Located at Approximately 17, 51 and 101 North Main Street

Discussion on the Future of the City Cemetery Located at Approximately 1050 State Street

Discussion on Future Landscape Projects

Discussion on the 2018/2019 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:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Peterson

APPROVAL OF MINUTES:

February 2, 2018 – Work Session

February 6, 2018 – Work Session

February 27, 2018 – Work Session

March 13, 2018 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION ON THE CITY'S FUTURE LAND USE MAP FROM COMMERCIAL TO RESIDENTIAL FOR THE PROPERTY LOCATED AT 1215 SOUTH 1000 EAST (TIN: 09-022-0151)**

BACKGROUND: Chad Buck, applicant, is requesting an amendment to the City's General Plan and Future Land Use Map for approximately .67 acres located at approximately 1215 South 1000

East. The request for a General Plan amendment is to allow the applicant to proceed with a rezone, prior to making application for Site Plan and Subdivision Plat approval to construct an eight unit townhome project. The Planning Commission recommended approval during its meeting on Wednesday, March 7, 2018 with the conditions that a site plan and subdivision plat be approved; applicable development agreements be approved; execution and completion of the project including site and building improvements; and providing proof of having and maintaining applicable local, state and federal permits.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR THE PROPERTY LOCATED AT 1215 SOUTH 1000 EAST (TIN: 09-022-0151) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: Chad Buck, applicant is requesting a rezone for .67 acres located at approximately 1215 South 1000 East. The request would rezone the property from C-2 (Commercial) to R-3 (multi-family Residential) with the intent for the developer to build an eight unit townhome project. The Planning Commission recommended approval during its meeting on Wednesday, March 7, 2018, with the conditions that a General Plan Amendment, site plan and subdivision plat be approved; applicable development agreements be approved; execution and completion of the project including site and building improvements; and providing proof of having and maintaining applicable local, state and federal permits.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. 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.

4. CONSIDER APPROVAL OF ORDINANCE 2018-01 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED AT APPROXIMATELY 1215 SOUTH 1000 EAST FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: Approve Ordinance 2018-01 amending the City's General Plan Future Land Use Map by changing the Land Use Designation for the property located at approximately 1215 South 1000 East from Commercial to Residential and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2018-02 REZONING THE PROPERTY LOCATED AT APPROXIMATELY 1215 SOUTH 1000 EAST FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

RECOMMENDATION: Approve Ordinance 2018-02 rezoning the property located at approximately 1215 South 1000 East from C-2 (Commercial) to R-3 (multi-family Residential) and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF RESOLUTION 2018R-03 AUTHORIZING THE INTERLOCAL AGREEMENT WITH UTOPIA (UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY) TO ALLOW ACCESS TO THE CITY'S RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF ITS FIBER NETWORK

BACKGROUND: UTOPIA Fiber is working on various fiber projects in partnership with Utah Education Network (UEN) for connectivity to schools throughout the State of Utah. Some of the schools that UTOPIA would serve are close to existing fiber routes and within Clearfield City. As such, UTOPIA would like to enter into an Interlocal Agreement with the City to allow access to the City rights-of-way.

RECOMMENDATION: Approve Resolution 2018R-03 authorizing the Interlocal Agreement with UTOPIA to allow access to the City's rights-of-way for the installation and maintenance of its fiber network and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2018R-04 AUTHORIZING AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR ANIMAL CONTROL SERVICES

BACKGROUND: Clearfield City entered into an Interlocal Cooperation Agreement with Davis County for animal control services in 2016. The proposed amendment makes changes to the current fee structure in the agreement for those services. The fees will increase approximately \$4,302.99 for the 2018 contract period.

RECOMMENDATION: Approve Resolution 2018R-04 authorizing an amendment to the Interlocal Cooperation Agreement with Davis County for animal control services and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL FOR THE 500 WEST STREET EXTENSION PROJECT FROM 2000 SOUTH TO 1700 SOUTH ENVIRONMENTAL STUDY TO CRS ENGINEERS

BACKGROUND: The City recently advertised for a qualified consultant to complete a categorically excluded environmental evaluation for a future project along 500 West Street from approximately 1950 South and extending to 1700 South (SR-108) and then to D Street in the Freeport Center. The cost for the study will be shared equally by Clearfield and Syracuse cities. Proposals were received from four qualified consultants. A review committee consisting of representatives from both cities evaluated the proposals based on price, quality, experience, schedule, and references. CRS Engineers received the highest score.

RECOMMENDATION: Approve the award of proposal for the 500 West Street Extension Project from 2000 South to 1700 South environmental study to CRS engineers, the highest scoring vendor, and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2018-03 ENACTING TITLE 1, CHAPTER 16 – CODE ENFORCEMENT IN THE CLEARFIELD CITY CODE

BACKGROUND: Code Enforcement is part of the general services expected to be provided by the City on behalf of residents, businesses, and those visiting the City. The primary purpose is the prevention, detection, investigation and enforcement of violations of statutes or ordinances regulating public health, safety and welfare, public works, business activities and consumer protection, building standards, land use, or municipal affairs. The proposed ordinance specifically acknowledges that the City will maintain a “general enforcement authority,” which means that the City will have the power to commence administrative or criminal enforcement procedures, issue a notice of violation, inspect public and private property, abate violations upon private property, and use whatever judicial and administrative remedies are available under the code and applicable State law for those means.

RECOMMENDATION: Approve Ordinance 2018-03 enacting Title 1, Chapter 16 – Code Enforcement in the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF ORDINANCE 2018-04 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO INCLUDE A FEE STRUCTURE FOR ENFORCING SELECTED ORDINANCE VIOLATIONS THROUGH A CIVIL ADMINISTRATIVE PROCESS

BACKGROUND: With the adoption of Ordinance 2018-03, it becomes necessary to amend the City's Consolidated Fee Schedule to include a fee structure for enforcing selected ordinance violations through a civil administrative process.

RECOMMENDATION: Approve Ordinance 2018-04 amending the City's Consolidated Fee Schedule to include a fee structure for enforcing selected ordinance violations through a civil administrative process and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL FOR THE PURCHASE OF THE CLEARFIELD MOBILE HOME PARK LOCATED AT 442 SOUTH STATE STREET

BACKGROUND: The owner of the Clearfield Mobile Home Park passed away about a decade ago, and his heirs have not been able to come to an agreement as to what to do with the property. After many years, the probate court ordered, in late 2017, that the property be sold. Given the City Council's desire to have greater control over the future use of the property, as well as to better see to the relocation needs of the Park's residents, the Council directed staff to submit an offer. The City's offer of \$4,750,000 for the property was accepted February 26, 2018 and will be funded through the issuance of excise tax revenue bonds.

RECOMMENDATION: Approve the purchase of the Clearfield Mobile Home Park located at 442 South State Street in the amount of \$4,750,000 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 23rd day of March, 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.