

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
May 22, 2018 – POLICY SESSION
Revised: May 17, 2018

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 Proposed Development Agreement with DG Construction for Clearfield Junction
Located at Approximately 17, 51, and 101 North Main Street

Update and Discussion on the Water Environment Association of Utah's Annual Conference
and Utah League of Cities and Towns Midyear 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:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Peterson

April 3, 2018 – Work Session

April 10, 2018 – Work Session

May 8, 2018 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO CITY CODE, TITLE 11 – LAND USE FOR THE ADOPTION OF FORM BASE CODE**

BACKGROUND: Clearfield City received grant funding for the creation of a downtown small area plan and vision for the City. The Downtown Small Area Plan (SAP) was drafted, reviewed during public meetings, and subsequently adopted in the spring of 2017. The Downtown SAP identified that having a Form Based Code would help with its implementation efforts. The zoning text amendment (ZTA) 1804-0008 was a request by the Clearfield City Council to consider adoption of a Form Based Code as a part of Clearfield City Code, Title 11 – Land Use. The amendment would impose new zoning regulations to be applied specifically to the corridor along

State Route 126 (State and Main Street) from 300 North to 1000 South and on 700 South between State Street and I-15.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT FOR WEST SQUARE SUBDIVISION LOCATED AT APPROXIMATELY 875 SOUTH DEPOT STREET

BACKGROUND: The request by West Square, LLC is to amend the final subdivision plat (FSP) of the West Square Subdivision to create residential condominium units in Building A of the multi-family development. The proposal converts the 53 residential apartment units into individual residential condominium units. The Planning Commission held a public hearing on May 2, 2018 and recommends approval of FSP 1803-0003.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT FOR THE PROPERTY LOCATED AT APPROXIMATELY 572 WEST 300 NORTH

BACKGROUND: A request by applicant Mike Lloyd was received to amend an existing subdivision plat to be combined with an existing lot of record to create a single lot for the purpose of developing a single 12-unit apartment building.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. 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.

5. CONSIDER ACTION ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT FOR THE PROPERTY LOCATED AT APPROXIMATELY 572 WEST 300 NORTH

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

1. Deny, FSP 1803-0002, request made by Applicant to amend an existing subdivision plat and combine lots to create a single lot for the purpose of developing a single 12-unit apartment building; or,
2. Table FSP 1803-0002, request made by Applicant and set additional time to consider the request.

6. CONSIDER APPROVAL OF ORDINANCE 2018-06 ENACTING TITLE 11, CHAPTER 19 TO THE CLEARFIELD CITY CODE ADOPTING A FORM BASED CODE TO REGULATE THE DEVELOPMENT OF THE DOWNTOWN CORRIDOR

RECOMMENDATION: Approve Ordinance 2018-06 enacting Title 11, Chapter 19 to the Clearfield City Code adopting a Form Based Code to regulate the development of the downtown corridor and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF AN AMENDMENT TO THE FINAL SUBDIVISION PLAT FOR WEST SQUARE SUBDIVISION LOCATED AT APPROXIMATELY 875 SOUTH DEPOT STREET

RECOMMENDATION: Approve an amendment to the final subdivision plat for West Square Subdivision located at approximately 875 South Depot Street and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF AMENDMENTS TO THE DEVELOPMENT AGREEMENT WITH IRONWOOD DEVELOPMENT GROUP FOR THE WEST SQUARE SUBDIVISION LOCATED AT APPROXIMATELY 875 SOUTH DEPOT STREET

BACKGROUND: The Development Agreement was previously approved in February 2016 with specific language addressing the design of the buildings as well as the use being defined as apartments. The developer wants to change the design elements as well as change the use from apartments to condominiums.

RECOMMENDATION: Approve amendments to the development agreement with Ironwood Development Group for the West Square Subdivision located at approximately 875 South Depot Street and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH DG CONSTRUCTION FOR CLEARFIELD JUNCTION LOCATED AT APPROXIMATELY 17, 51, AND 101 NORTH MAIN STREET

BACKGROUND: DG Construction submitted a proposal for a development located at approximately 17, 51, and 101 North Main Street. The development would be mixed use and

include a parcel reserved for a library creating a plaza feel for the space. The development would be subject to the Form Base Code, if approved by the City Council.

RECOMMENDATION: Approve the development agreement with DG Construction for Clearfield Junction located at approximately 17, 51, and 101 North Main Street, and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF ORDINANCE 2018-07 AMENDING CITY CODE TITLE 5, CHAPTER 1 - NUISANCE

BACKGROUND: The City Council recently changed code enforcement to an administrative function which prompted a review of Title 5, Chapter 1 of the Clearfield City Code – Nuisance. It was determined the existing nuisance ordinance includes language that makes enforcement difficult or at times impossible so amendments have been drafted to clarify and simplify the regulations.

RECOMMENDATION: Approve Ordinance 2018-07 Amending City Code Title 5, Chapter 1 – Nuisance and authorize the Mayor's signature to any necessary documents.

11. CONSIDER THE AWARD OF BID FOR THE FREEPORT G STREET SANITARY SEWER IMPROVEMENT PROJECT

BACKGROUND: The City received bids from six contractors to install a new 12-inch sanitary sewer line on G Street in the Freeport Center from 3rd Street to 5th Street. The lowest responsible bidder was Brinkerhoff Excavating and Construction with a bid amount of \$297,210. The project would replace the existing 8-inch sewer line and be the first of four phases to replace the sanitary sewer pipeline in G Street from 3rd Street to 11th Street.

RECOMMENDATION: Award the bid for the Freeport G Street Sanitary Sewer Improvement Project to Brinkerhoff Excavating and Construction for the bid amount of \$297,210.00; approve funding for the bid amount with contingency and engineering costs of \$52,790 for a total project cost of \$350,000; 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 AND RECONVENE AS THE CDRA****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM APRIL 10, 2018 WORK SESSION AND MAY 8, 2018 POLICY SESSION

SCHEDULED ITEMS:

2. ***CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH DG CONSTRUCTION FOR CLEARFIELD JUNCTION LOCATED AT APPROXIMATELY 17, 51, AND 101 NORTH MAIN STREET***

BACKGROUND: DG Construction submitted a proposal for a development located at approximately 17, 51, and 101 North Main Street. The development would be mixed use and include a parcel reserved for a library creating a plaza feel for the space. The development would be subject to the Form Base Code, if approved by the City Council.

RECOMMENDATION: Approve the development agreement with DG Construction for Clearfield Junction located at approximately 17, 51, and 101 North Main Street, and authorize the Chair's signature to any necessary documents.

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

Dated this 17th day of May, 2018.

/s/Wendy Page, Deputy 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.