

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 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 Request by the North Davis Fire District (NDFD)
to consider annexing Sunset City into its Service Area

Discussion on Addendum One to the Memorandum of Understanding with LOTUS Company for the
Redevelopment of Mabey Place

Discussion on the 3rd Quarter Local Option Sales Tax

Discussion on Legislative Priorities in Preparation for the 2019 Legislative Session

*(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:

November 13, 2018 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTIES LOCATED AT 320, 340, AND 360 WEST ANTELOPE DRIVE (TINs: 12-787-0003, 12-787-0002, AND 12-787-0001) FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL)**

BACKGROUND: The properties at 320, 340, and 360 West Antelope Drive are adjacent to Freeport West and currently zoned for manufacturing use. An application was received from Mark Garza requesting rezones of the properties so they can be used to develop commercial uses. The three properties include storm drain easements, a sewer easement, and a Pacificorp easement and any future development will need to be designed to accommodate the exiting utilities across the three properties. The request is consistent with the General Plan. The Planning Commission held a public hearing on November 7, 2018, and recommends approval.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REPROGRAMMING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FROM THE 2017/2018 PROGRAM YEAR FOR THE CONTINUATION OF THE HOUSING REHABILITATION PROGRAM DURING THE 2018/2019 PROGRAM YEAR

BACKGROUND: Staff identified unspent funds from the Emergency Home Repairs program and administration costs during preparation of the Consolidated Annual Performance Evaluation Report (CAPER). There appeared to be little interest from the community for the Emergency Home Repair program; however, the Housing Rehabilitation program appeared to be very successful having spent \$105,801.10 of the \$109,571 allocated for the program. Staff recommends reprogramming the Emergency Home Repair funds and unspent administration costs to the Housing Rehabilitation program for the 2018/2019 year. This public hearing will start a 30-day public comment period on the matter.

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 2018-27 REZONING THE PROPERTIES LOCATED AT 320, 340, AND 360 WEST ANTELOPE DRIVE FROM M-1 (MANUFACTURING) TO C-2 (COMMERCIAL)

RECOMMENDATION: Approve Ordinance 2018-27 rezoning the properties located at 320, 340, and 360 West Antelope Drive from M-1 (Manufacturing) to C-2 (Commercial) and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2018R-16 TO CONSIDER THE NORTH DAVIS FIRE DISTRICT'S (NDFD) REQUEST TO ANNEX SUNSET CITY INTO ITS SERVICE AREA

BACKGROUND: In May of 2017, the Sunset City Council petitioned the North Davis Fire District for annexation into the District's service area for fire protection and emergency medical services. The process was initiated but halted because of a Petition for Referendum that was filed

with Sunset City regarding its fire department ordinance. The issues surrounding the filed Petition for Referendum have been rendered moot and the issue withdrawn; therefore, Sunset City has again petitioned NDFD to consider its annexation into the District's service area. The proposed resolution will announce the intent to consider the request; begin a public notice period; and announce a date, time, and place to receive public comment on the matter.

RECOMMENDATION: Approve Resolution 2018R-16 to consider the North Davis Fire District's (NDFD) request to annex Sunset City into its service area and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF RESOLUTION 2018R-17 ADOPTING THE 2018 BIENNIAL REVIEW OF CLEARFIELD CITY'S MODERATE INCOME HOUSING REPORT

BACKGROUND: The Clearfield City Council is required by State Law to biennially review and report on the Moderate Income Housing Plan of its General Plan and its implementation. The report explains the City's efforts to mitigate regulatory barriers for housing affordability.

RECOMMENDATION: Approve Resolution 2018R-17 adopting the 2018 biennial review of Clearfield City's Moderate Income Housing Report and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 21st day of November, 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.