

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
September 11, 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

**6:30 P.M. WORK SESSION**

Discussion on the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for the 2017/2018 CDBG Program Year

*(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 Phipps

August 21, 2018 – Work Session

August 22, 2018 – Neighborhood Party

**PUBLIC HEARING:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED ORDINANCE TO REGULATE SMALL WIRELESS FACILITIES IN THE CITY**

**BACKGROUND:** In March 2018, the Utah State Legislature passed legislation requiring municipalities and counties to allow the installation of new wireless antennas and equipment, known as Small Wireless Facilities, in the public rights-of-way. Previously, the antennas and equipment had been installed by the various wireless carriers on private property. Although smaller and less obtrusive, SWFs will need to be more numerous than traditional wireless facilities. This ordinance will regulate the installation, modification, or repair of equipment placed in the public rights-of-way. The Planning Commission reviewed the proposed ordinance at its meeting on September 5, 2018 and recommends approval.

**RECOMMENDATION:** Receive public comment.

***SCHEDULED ITEMS:***

2. **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.

3. **CONSIDER APPROVAL OF ORDINANCE 2018-16 ENACTING CHAPTER 19 – SMALL WIRELESS FACILITIES IN TITLE 11 – LAND USE OF THE CLEARFIELD CITY CODE**

**RECOMMENDATION:** Approve Ordinance 2018-16 enacting Chapter 19 – Small Wireless Facilities in Title 11 – Land Use of the Clearfield City Code and authorize the Mayor’s signature to any necessary documents.

4. **CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE FREEPORT CENTER 700 SOUTH SUBDIVISION LOCATED AT APPROXIMATELY 775 WEST STATE ROAD (SR) 193**

**BACKGROUND:** The Final Subdivision Plat for the Freeport Center 700 South Subdivision includes one large property and a few smaller properties located at the northwest corner of the Freeport Center. The creation of the two (2) new lots will better allow for the future expansion and development of the Freeport Center. The Planning Commission considered the request at its meeting on September 5, 2018 and recommends approval.

**RECOMMENDATION:** Approve the Final Subdivision Plat for the Freeport Center 700 South Subdivision located at approximately 775 West State Road (SR) 193 and authorize the Mayor’s signature to any necessary documents.

5. **CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR THE 2017/2018 CDBG PROGRAM YEAR**

**BACKGROUND:** The Community Development Block Grant (CDBG) Consolidation Annual Performance Evaluation Report (CAPER) is an overview of the accomplishments that were met during the previous program year. The public has been given the opportunity to review the plan at the Customer Service Center from August 22, 2018 to September 7, 2018. To date, no public comments have been received.

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for the 2017/2018 program year and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH KING STORAGE LLC FOR THE CANTERBURY COURT TOWNHOMES LOCATED AT APPROXIMATELY 1230 WEST 300 NORTH

BACKGROUND: The property at approximately 1230 West 300 North was rezoned in November 2017 to allow a proposed townhome development. One of the conditions of the rezone approval required the applicant to enter into a development agreement with the City regarding the development. The development agreement addresses changes in front and rear yard setbacks, 300 North buffering, and interior pedestrian walkways.

RECOMMENDATION: Approve the Development Agreement with King Storage LLC for the Canterbury Court Townhomes located at approximately 1230 West 300 North and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2018-15 ENACTING TITLE 15 – PUBLIC ART AND TITLE 15, CHAPTER 1 – ORIGINAL ART MURALS OF THE CLEARFIELD CITY CODE

BACKGROUND: In November 2017, the City Council directed staff to address the opportunity for murals and public art projects throughout the City by amending the City Code. In the August 7, 2018 work session, staff presented the Council with a proposed Original Art Mural ordinance. Changes were there suggested and made and the ordinance is now ready for consideration by the City Council.

RECOMMENDATION: Approve Ordinance 2018-15 enacting Title 15 – Public Art and Title 15, Chapter 1 – Original Art Murals of the Clearfield City Code and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2018-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO INCLUDE FEES FOR SMALL WIRELESS FACILITIES AND ORIGINAL ART MURALS, AS WELL AS MINOR ADJUSTMENTS TO THE VEHICLE RESTORATION PERMIT FEE AND THE ABATEMENT ADMINISTRATION FEE

BACKGROUND: If the City Council approves the Small Wireless Facilities and Public Art ordinances it becomes necessary to add the required fees to the City's Consolidated Fee Schedule. Minor adjustments are also being made to the Vehicle Restoration Fee by moving to another place in the fee schedule. The Code Enforcement Abatement Administration Fee is being deleted because it is no longer necessary under the Code Compliance ordinance.

RECOMMENDATION: Approve Ordinance 2018-17 amending the City's Consolidated Fee Schedule to include fees for Small Wireless Facilities and Original Art Murals, as well as minor adjustments to the Vehicle Restoration Fee and the Abatement Administration Fee; and authorize the Mayor's signature to any necessary documents.

9. UPDATE ON THE FISCAL YEAR 2018 YEAR END FINANCIAL STATUS

**COMMUNICATION ITEMS:**

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

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

Dated this 6<sup>th</sup> day of September, 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.