

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 23, 2019 – 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.

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 Bush
APPROVAL OF MINUTES:	April 2, 2019 – Work Session April 9, 2019 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTIES LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TIN: 12-019-0103 AND 12-711-0112) FROM A-1 (AGRICULTURAL) TO R-1-OPEN (RESIDENTIAL)**

BACKGROUND: The request is to rezone properties located at approximately 875 West 200 North from A-1 (Agricultural) to R-1-Open (Residential). The developer plans to subdivide and complete the fifth and final phase of the Autumn Ridge single-family development. The purpose of the request is to match the zoning classification of all the other phases of the Autumn Ridge development. On April 3, 2019 the Planning Commission reviewed the request and recommends its approval.

RECOMMENDATION: Receive public comment.

2. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 49 WEST 300 NORTH (TIN: 12-020-0007) FROM R-1-8 (RESIDENTIAL) TO C-2 (COMMERCIAL)**

BACKGROUND: The request is to rezone the property located at 49 West 300 North from R-1-8 (Residential) to C-2 (Commercial). The home was previously used as a residence with a home preschool, but is now solely used as a commercial preschool and has been licensed as such since 2007. The proposed zone change is consistent with the City's General Plan and is supported by the Future Land Use Map designation of Mixed-Use. The Planning Commission reviewed the request on April 3, 2019 and recommends its approval.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR AN AMENDMENT TO THE KENSINGTON PLACE PHASE 2 SUBDIVISION PLAT LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST (TIN: 12-815-0001 AND 12-815-0002)

BACKGROUND: The request is to amend the Kensington Place Phase 2 Subdivision Plat located at approximately 852 and 880 South 550 East. The developer is proposing to add six additional townhome properties and an office/garage property to the subdivision along with demolishing two existing structures. The Planning Commission heard the request on April 3, 2019 and recommends approval subject to five conditions.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO REVIEW AND ADOPT THE 2019/2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN

BACKGROUND: The One-Year Action Plan is necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The plan covers the program year July 1, 2019 to June 30, 2020. A 30-day comment period commenced March 12, 2019 and residents were given the opportunity to review and comment, though no written comments have yet been received.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. 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.

6. CONSIDER APPROVAL OF ORDINANCE 2019-12 REZONING PROPERTIES LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TIN: 12-019-0103 AND 12-711-0112) FROM A-1 (AGRICULTURAL) TO R-1-OPEN (RESIDENTIAL)

RECOMMENDATION: Approve Ordinance 2019-12 rezoning properties located at approximately 875 West 200 North from A-1 (Agricultural) to R-1-Open (Residential) and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2019-11 REZONING PROPERTY LOCATED AT 49 WEST 300 NORTH (TIN: 12-020-0007) FROM R-1-8 (RESIDENTIAL) TO C-2 (COMMERCIAL)

RECOMMENDATION: Approve Ordinance 2019-11 rezoning property located at 49 West 300 North (TIN: 12-020-0007) from R-1-8 (Residential) to C-2 (Commercial) and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF AN AMENDMENT TO THE KENSINGTON PLACE PHASE 2 SUBDIVISION PLAT LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST (TIN: 12-815-0001 AND 12-815-0002)

RECOMMENDATION: Approve an amendment to the Kensington Place Phase 2 Subdivision Plat located at approximately 852 and 880 South 550 East (TIN: 12-815-0001 and 12-815-0002) with the five conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE 2019/2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN

RECOMMENDATION: Approve the 2019/2020 Community Development Block Grant (CDBG) One-Year Action Plan and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF INDIVIDUALS TO THE PLANNING COMMISSION

BACKGROUND: Planning Commissioner Levi Lloyd resigned and is moving from the City, creating a vacancy for a regular member. Mayor Shepherd and the City Council conducted interviews for Planning Commission vacancies during work session on March 19, 2019. Mayor Shepherd recommends appointing Brett McAllister, alternate member, to fill the regular member vacancy and Jacoby Marston to serve as an alternate member.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Brett McAllister as a regular member of the Planning Commission filling the vacancy of Levi Lloyd with a term expiring February 2020 and Jacoby Marston as an alternate member filling the vacancy of Brett McAllister with a term expiring in February 2023 and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF A PROCLAMATION DECLARING APRIL 26, 2019 AS ARBOR DAY IN CLEARFIELD CITY

BACKGROUND: Clearfield City will celebrate Arbor Day on Friday, April 26, 2019. The City supports all efforts to plant and protect trees within its boundaries because trees are valuable to the City's environment. Clearfield has received the "Tree City USA" designation for the past 24 years. Community Services Director, Eric Howes, requests the date of April 26, 2019, be officially declared "Arbor Day" in the City of Clearfield.

RECOMMENDATION: Approve the Proclamation officially declaring April 26, 2019 as Arbor Day" in the City of Clearfield 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 AND RECONVENE AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM THE NOVEMBER 13, 2018 WORK SESSION AND THE DECEMBER 11, 2018 POLICY SESSION

SCHEDULED ITEM:

2. CONSIDER APPROVAL OF RESOLUTION 2019R-02 AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND DAVIS SCHOOL DISTRICT RELATING TO THE LIFETIME PRODUCTS CRA (COMMUNITY REINVESTMENT AREA)

BACKGROUND: On October 9, 2018, the Clearfield Community Development and Renewal Agency (CDRA) adopted by Resolution an official Plan and Project Area Budget for the Lifetime Community Reinvestment Project Area. The CDRA desires to enter into this agreement to receive a portion of property tax increment generated within the Lifetime Products Community Reinvestment Area (CRA) from Davis School District. The funds will incentivize Lifetime Products to expand in Clearfield, which is anticipated to create approximately 150 jobs.

RECOMMENDATION: Approve Resolution 2019R-02 authorizing an Interlocal Agreement between the Clearfield Community Development and Renewal Agency (CDRA) and Davis School District and authorize the Chair's signature to any necessary documents.

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

Dated this 17th day of April, 2019.

/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.