

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
August 27, 2019 – POLICY SESSION  
*Revised: August 26, 2019*

*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 a Request to Amend the City's General Plan Future Land Use Map Designating the Properties Located at Approximately 1040 West 700 South (TIN: 12-026-0011) from Manufacturing to Residential

Discussion on a Request to Rezone a Majority of the Property Located at Approximately 1040 West 700 South (TIN: 12-026-0011) from A-1 (Agricultural) to R-1-8 (Residential) and M-1 (Manufacturing)

Discussion on the Final Subdivision Plat for John Losee Subdivision Located At Approximately 1040 West 700 South (TIN:12-026-0011)

Discussion on a Request to Rezone the Property Located at Approximately 938 South University Park Boulevard (TIN: 09-302-0009) from C-2 (Commercial) to R-3 (Residential)

Discussion on the Final Subdivision Plat for Towers at Legend Hills Located At Approximately 1300 South 2000 East (TINs: 09-341-0306 and 09-341-0305)

Discussion on a Zoning Text Amendment to Amend City Code § 11-15A-3A – Freeway Signs

*(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

June 18, 2019 – Work Session

June 25, 2019 – Work Session

June 25, 2019 – Policy Session

July 9, 2019 – Work Session

July 16, 2019 – Joint Work Session

July 16, 2019 – Work Session  
July 23, 2019 – Policy Session  
July 30, 2019 – Joint Work Session  
August 6, 2019 – Work Session

***PRESENTATION:***

1. ***PRESENTATION TO TED JONES FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT***

***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 RESOLUTION 2019R-19 AUTHORIZING THE CLEARFIELD CITY COUNCIL RULES OF ORDER AND PROCEDURE**

**BACKGROUND:** Utah Code Annotated § 10-3-606 requires the City Council to adopt Rules of Order and Procedures. The purpose of the policy is intended to govern and prescribe rules for parliamentary order and procedures, ethical behavior, and civil discourse.

**RECOMMENDATION:** Approve Resolution 2019R-19 authorizing the Clearfield City Council Rules of Order and Procedure and authorize the Mayor's signature to any necessary documents.

4. **CONSIDER APPROVAL OF ORDINANCE 2019-18 ENACTING A TEMPORARY LAND USE REGULATION REGARDING MOTOR VEHICLE SALES ESTABLISHMENTS APPLICABLE TO COMMERCIAL ZONED PROPERTIES**

**BACKGROUND:** Motor vehicle sales is a conditional use in the C-2 (Commercial) zone. There are approximately 15 licensed motor vehicle dealership businesses located within the City and a majority are found on older properties that have transitioned from non-auto dealership businesses. In an effort to improve Clearfield's image, livability and economy, staff is recommending a land use moratorium to allow time to perform a review of existing standards and determine if the establishment of new development standards and requirements for motor vehicle dealerships are necessary to promote the revitalization of commercial districts and deteriorating neighborhoods and to serve the best interests of the City's residents, visitors, property and business owners. The ordinance would establish a temporary land use regulation prohibiting the approval, development, erection, construction, reconstruction, installation, alteration, licensing, or relocation of any motor vehicle sales establishments on commercially zoned property throughout the City.

RECOMMENDATION: Approve Ordinance 2019-18 enacting a temporary land use regulation regarding motor vehicle sales establishments applicable to commercially zoned properties and authorize the Mayor's signature to any necessary documents.

5. CANVASS THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD ON AUGUST 13, 2019

BACKGROUND: State Law requires the governing body verify the results of the Primary Election, which was held on Tuesday, August 13, 2019.

RECOMMENDATION: Verify the official Primary Election results and authorize the city Recorder to report those results to the Lieutenant Governor's office.

6. CONSIDER THE AWARD OF BID FOR THE SOUTH MAIN RECONSTRUCTION AND 300 NORTH MAINTENANCE PROJECT

BACKGROUND: The City solicited bids for the South Main Reconstruction and 300 North Maintenance Project. The City received four bids and the lowest responsible bidder was Morgan Industries Inc. with the bid amount of \$366,786.95. Staff is recommending contingency and engineering costs of \$73,360, which would provide a total project cost of \$440,146.95. The project consists of roadway reconstruction including curb and gutter, sidewalk in various locations of South Main from 150 West to approximately 700 South. It also includes mill and overlay from State Street to approximately 300 East on 300 North.

RECOMMENDATION: Approve the award of bid for the South Main Reconstruction and 300 North Maintenance Project to Morgan Industries Inc. for the bid amount of \$366,768.95; approve funding for the project bid amount with contingency and engineering costs of \$73,360 for a total project cost of \$440,146.95; and authorize the Mayor's signature to any necessary documents.

7. UPDATE ON THE FISCAL YEAR 2019 YEAR END FINANCIAL STATUS

**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 JUNE 18, 2019 WORK SESSION AND THE JUNE 25, 2019 POLICY SESSION

***SCHEDULED ITEMS:***

2. **CONSIDER ADDENDUM #1 TO THE CITY CENTRE TAX INCREMENT PARTICIPATION AGREEMENT**

**BACKGROUND:** Representatives from both City Centre and Argentine Corner inquired if there were any financial assistance available to facilitate the relocation of Argentine Corner to the commercial store front at City Centre. The commercial pad would need to be improved in order to have a restaurant use the space. The CDRA currently has a Tax Increment Participation Agreement with City Centre that specifies how and when it qualifies for the tax increment revenue generated by the development. The addendum would provide \$50,000 from RDA 7 tax increment revenue and detail the terms for repayment.

**RECOMMENDATION:** Approve Addendum #1 to the City Centre Tax Increment Participation Agreement and authorize the Chair's signature to any necessary documents.

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

Dated this 26<sup>th</sup> day of August, 2019.

/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.