

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
January 22, 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.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on a General Plan Amendment to Allow the Use of the R-1-6 (Single-family Residential) Zone in Areas Identified as Residential

Discussion on a Zoning Text Amendment to Amend the Development Standards for the R-1-6 (Single-family Residential) Zoning District as Outlined in Title 11, Chapter 9C of the City's Land Use Ordinance

Discussion on a Request to Rezone Property Located at Approximately
1295 West 300 North (TIN: 12-024-0014) from A-1 (Agricultural)
to either R-2 (Multi-family Residential) or R-1-6 (Single-family Residential)

Discussion on the Award of Bid for the 250 North CDBG Reconstruction
from Main Street (SR-126) to 300 North Project

Discussion on a Zoning Text Amendment to amend the Public Notice Requirements found in the Table 11.2 of Title 11 Chapter 1 and Title 11, Chapter 4 in the City's Land Use Ordinance

Discussion on the Steed Pond Area Conceptual Master Plan

(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 Thompson

November 27, 2018 – Work Session

December 4, 2018 – Work Session

December 11, 2018 – Work Session

December 18, 2018 – Community Networking Meeting

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT TO ALLOW THE USE OF THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONE IN AREAS IDENTIFIED AS RESIDENTIAL**

BACKGROUND: On December 11, 2018, the City Council discussed a request by Craig North to rezone property located at 1295 West 300 North (TIN: 12-024-0014) from A-1 (Agricultural) to R-2 (Multi-family Residential). The request was inconsistent with the density of adjacent single-family residential land uses and the City's focus on the placement of high density residential within the downtown corridor. In an effort to balance multi-family development and single-family development, as well as in recognition of the current shortage of housing availability and concerns related to overall housing affordability, staff was directed to propose changes to the City's General Plan and zoning ordinances that would allow consideration of the R-1-6 (Single-family Residential) Zone on properties identified for residential use because it allowed smaller residential lots, which in turn are anticipated to increase the potential of a more affordable housing stock within the City. The Planning Commission reviewed the General Plan amendment request at its meeting on January 9, 2019, and recommends approval.

RECOMMENDATION: Receive public comment.

2. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A ZONING TEXT AMENDMENT TO AMEND THE DEVELOPMENT STANDARDS FOR THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT AS OUTLINED IN TITLE 11, CHAPTER 9C AND TITLE 11, CHAPTER 4 OF THE CITY'S LAND USE ORDINANCE**

BACKGROUND: On December 11, 2018, the City Council discussed a request by Craig North to rezone property located at 1295 West 300 North (TIN: 12-024-0014) from A-1 (Agricultural) to R-2 (Multi-family Residential). The request was inconsistent with the density of adjacent single-family residential land uses and the City's focus on the placement of high density residential within the downtown corridor. In an effort to balance multi-family development and single-family development, as well as in recognition of the current shortage of housing availability and concerns related to overall housing affordability, staff was directed to propose changes to the City's General Plan and zoning ordinances that would allow consideration of the R-1-6 (Single-family Residential) Zone for smaller properties and infill projects. On January 9, 2019, the Planning Commission reviewed the request to amend the development standards for the R-1-6 Zone as outlined in Title 11, Chapter 9C, and recommends approval.

RECOMMENDATION: Receive public comment.

3. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE FISCAL YEAR 2019 BUDGET**

BACKGROUND: Staff has identified expenditures necessary for City operations which were not included in its current budget. Rich Knapp, Finance Manager, has prepared some proposed amendments for the 2018/2019 fiscal year budget. State law requires a public hearing before the City Council approves amendments to the City budget.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE FINAL SUBDIVISION PLAT LOT 2 FOR DOLLAR TREE SUBDIVISION LOCATED AT APPROXIMATELY 585 NORTH MAIN STREET

BACKGROUND: The applicant had requested the public hearing and subsequent action be tabled from December 11, 2018 until January 22, 2019 and has since withdrawn the request to amend the Final Subdivision Plat Lot 2 for Dollar Tree Subdivision.

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 2019-01 AMENDING THE CITY'S GENERAL PLAN TO ALLOW THE USE OF THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONE IN AREAS IDENTIFIED AS RESIDENTIAL

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

1. Approve Ordinance 2019-01 amending the City's General Plan to allow the use of the R-1-6 (Single-family Residential) Zone in areas identified as residential and authorize the Mayor's signature to any necessary documents.
2. Deny the request to consider amending the City's General Plan to allow the use of the R-1-6 (Single-family Residential) Zone in areas identified as residential.
3. Table consideration of Ordinance 2019-01 amending the City's General Plan to allow the use of the R-1-6 (Single-family Residential) Zone in areas identified as residential and set additional time to consider the request.

7. CONSIDER APPROVAL OF ORDINANCE 2019-02 AMENDING THE DEVELOPMENT STANDARDS FOR THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONE AS OUTLINED IN TITLE 11, CHAPTER 9C OF THE CITY'S LAND USE ORDINANCE

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

1. Approve Ordinance 2019-02 amending the development standards for the R-1-6 (Single-family Residential) Zone as outlined in Title 11, Chapter 9C of the City's Land Use Ordinance and authorize the Mayor's signature to any necessary documents.

2. Deny the request to amend the development standards for the R-1-6 (Single-family Residential) Zone as outlined in Title 11, Chapter 9C of the City's Land Use Ordinance.
3. Table consideration of Ordinance 2019-02 amending the development standards for the R-1-6 (Single-family Residential) Zone as outlined in Title 11, Chapter 9C of the City's Land Use Ordinance and set additional time to consider the request.

PUBLIC HEARING:

8. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE PROPERTY LOCATED AT 1295 WEST 300 NORTH (TIN: 12-024-0014) FROM A-1 (AGRICULTURAL) TO EITHER R-2 (MULTI-FAMILY RESIDENTIAL), OR R-1-6 (SINGLE-FAMILY RESIDENTIAL)

BACKGROUND: On December 11, 2018, the Clearfield City Council tabled consideration of a rezone request by Craig North to rezone property located at 1295 West 300 North (TIN: 12-024-0014) from A-1 (Agricultural) to R-2 (Multi-family Residential), and instructed staff to propose changes to the City's General Plan and zoning ordinances that would allow consideration of the R-1-6 (Single-family Residential) zone for the property, which the applicant indicated was a viable alternative zone for his application. A public hearing was noticed to allow public comment prior to consideration of rezoning the property from A-1 (Agricultural) to either R-2 (Multi-family Residential) or R-1-6 (Single-family Residential).

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

9. CONSIDER APPROVAL OF ORDINANCE 2019-03 REZONING THE PROPERTY LOCATED AT 1295 WEST 300 NORTH FROM A-1 (AGRICULTURAL) TO EITHER R-2 (MULTI-FAMILY RESIDENTIAL) OR R-1-6 (SINGLE-FAMILY RESIDENTIAL)

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

1. Approve Ordinance 2019-03 rezoning the property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential) and authorize the Mayor's signature to any necessary documents.
2. Deny the request to rezone the property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential).
3. Deny the rezone request for property located at 1295 West 300 North from A-1 (Agricultural) to R-2 (Multi-family Residential) and Approve Ordinance 2019-03 rezoning the property located at 1295 West 300 North from A-1 (Agricultural) to R-1-6 (Single-family Residential) and authorize the Mayor's signature to any necessary documents.
4. Table consideration of 2019-03 rezoning the property located at 1295 West 300 North from A-1 (Agricultural) to either R-2 (Multi-family Residential) or R-1-6 (Single-family Residential) and set additional time to consider the request.

10. CONSIDER APPROVAL OF RESOLUTION 2019R-03 AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2018/2019 BUDGET

RECOMMENDATION: Approve Resolution 2019R-03 authorizing amendments to the fiscal year 2018/2019 budget and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PLANNING COMMISSION

BACKGROUND: Mallory Call recently resigned as a member of the Planning Commission creating a vacancy for a regular member. Mayor Shepherd recommends appointing Nicole Bigelow to fill the regular member vacancy. Ms. Bigelow has been serving as an alternate member since February 2018. Additionally, Kathryn Murray and Chris Uccardi are serving on the Planning Commission with terms expiring in February 2019. Mayor Shepherd desires to reappoint Kathryn Murray and Chris Uccardi to serve as regular members of the Planning Commission with terms expiring in February 2024.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Nicole Bigelow as a regular member of the Planning Commission with a term expiring in February 2023; reappointment of Kathryn Murray as a regular member of the Planning Commission with a term expiring in February 2024; reappointment of Chris Uccardi as a regular member of the Planning Commission with a term expiring in February 2024; and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF RESOLUTION 2019R-05 AUTHORIZING THE INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR SHARING SOFTWARE SERVICES TO ALLOW THE CITY TO USE THE COUNTY'S JUSTWARE API

BACKGROUND: Davis County moved to the Justware software system for its records management. The City uses Spillman software for its police records and when a case is sent to the County for justice services, manual data entry is required to duplicate the information. If the City could obtain access to the County's Justware API, it could increase efficiency and reduce errors that occur during manual entry by allowing the transfer of information directly from Spillman.

RECOMMENDATION: Approve Resolution 2019R-05 authorizing the Interlocal Cooperation Agreement with Davis County for sharing software services to allow the City to use the County's Justware API and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF RESOLUTION 2019R-04 MAKING APPOINTMENTS TO THE NORTH DAVIS FIRE DISTRICT'S ADMINISTRATIVE CONTROL BOARD

BACKGROUND: Councilmember Nike Peterson and Tim Roper have been representing Clearfield on the North Davis Fire District's Administrative Control Board and terms expired on December 31, 2018. Mayor Shepherd recommends reappointing Councilmembers Nike Peterson and Tim Roper to serve as the City's representatives on the Board for another term expiring December 31, 2022.

RECOMMENDATION: Approve Resolution 2019R-04 appointing Councilmembers Nike Peterson and Tim Roper as representatives on the North Davis Fire District's Administrative Control Board and authorize the Mayor's signature to any documents.

14. CONSIDER APPROVAL OF RESOLUTION 2019R-06 AUTHORIZING AN INTERLOCAL AGREEMENT WITH SYRACUSE CITY REGARDING THE DEVELOPMENT OF 500 WEST

BACKGROUND: Clearfield City and Syracuse City submitted application and were awarded Surface Transportation Funding from the Wasatch Front Regional Council for the construction of 500 West from approximately 2000 South to Antelope Drive (SR-108) and from Antelope Drive to D Street in the Freeport Center. An environmental study was completed and is waiting for approval from Utah's Department of Transportation (UDOT). Until the funding is available, project preparations can be completed to expedite its process. The Interlocal Agreement acknowledges that Clearfield City and Syracuse City desire to work together for the construction of the 500 West roadway and it outlines the responsibilities of each city.

RECOMMENDATION: Approve Resolution 2019R-06 authorizing the Interlocal Agreement with Syracuse City for the 500 West Street, Roadway Construction Project and authorize the Mayor's signature to any documents.

15. CONSIDER A COST SHARING AGREEMENT BETWEEN THE CITY AND DAVIS AND WEBER COUNTIES CANAL COMPANY FOR THE REPLACEMENT OF THE BRIDGE AND ROAD IMPROVEMENTS AT THE CANAL CROSSING ON 1500 EAST STREET

BACKGROUND: On March 13, 1978, the City entered into an agreement with the Davis and Weber Counties Canal Company (DWCCC) which allowed for the bridge structure at 1500 East Street to be widened over the canal and obligated the City to maintain the entire bridge and storm sewer pipeline which are located at the intersection of the canal and 1500 East. The DWCCC will be installing box culvert sections from 1500 East to 2000 East to enclose the canal. The existing bridge structure at 1500 East Street will be removed, 64 feet of concrete box culvert installed, and road improvements on 1500 East over the box culvert will be replaced. The cost sharing agreement proposes the City share half of the construction costs with the DWCCC to install the 64 feet of box culvert and road improvement for the 1500 East Street crossing area.

RECOMMENDATION: Approve the Cost Share Agreement with Davis Weber Counties Canal Company for the replacement of the bridge and road improvements at the Canal Crossing on 1500 East Street and authorize the Mayor's signature to any documents.

COMMUNICATION ITEMS:

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

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

Dated this 16th day of January, 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.