

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 26, 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

6:45 P.M. CDRA WORK SESSION

Discussion on an Amendment to the City Centre Tax Increment Financing (TIF) Participation Agreement

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

(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 Roper

August 23, 2019 – Work Session

October 8, 2019 – Work Session

October 29, 2019 – Work Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN MODERATE INCOME HOUSING ELEMENT**

BACKGROUND: New regulations were passed by the Utah State Legislature in 2019 to help communities address housing issues. Senate Bill 34 (SB 34) requires cities to develop objectives and goals to address housing needs that actively work toward addressing housing affordability throughout the State. The current Affordable Housing Element of the General Plan met a portion of the criteria set by the State but the City needed to make amendments to address other requirements. The Moderate Income Housing Plan must be adopted before December 1, 2019 to meet the State requirements. The Moderate Income Housing Element of the General Plan will continue to be reviewed during the upcoming update to the entire General Plan.

RECOMMENDATION: Receive public input.

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.

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 2019-27 AMENDING CHAPTER 4 OF THE CITY'S GENERAL PLAN WITH AN UPDATED MODERATE INCOME HOUSING PLAN

RECOMMENDATION: Approve Ordinance 2019-27 amending Chapter 4 of the City's General Plan with an updated Moderate Income Housing Plan and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH FREEPORT CENTER ASSOCIATES, LLP TO AMEND THE PREVIOUSLY APPROVED LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT APPROXIMATELY 405 SOUTH 1000 WEST (TIN: 12-931-0001) KNOWN AS UTILITY TRAILER

BACKGROUND: Utility Trailer requested and was approved for the relocation of a trailer storage area to approximately 405 South 1000 West. The property is located in the M-1 (Manufacturing) zone. Freeport Center Associates owns the property and is requesting an amendment to the previously approved landscaping plan for a reduction in the landscaping percentages for open space. The development agreement would allow for modification in the landscaping requirement by reducing the percentage of open space from 10 to 7.5 percent with a reduction in tree count for the overall site.

RECOMMENDATION: Approve the Development Agreement with Freeport Center Associates, LLP amending the previously approved landscaping plan 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, 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.