

CLEARFIELD CITY ORDINANCE 2022-31

AN ORDINANCE APPROVING THE THIRD ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND CLEARFIELD JUNCTION, LLC FOR THE CLEARFIELD JUNCTION PROJECT LOCATED AT APPROXIMATELY 101, 69, 49, AND 19 NORTH MAIN CLEARFIELD, DAVIS COUNTY, UTAH

PREAMBLE: This Ordinance approves the third addendum to the development agreement with the Community Development and Renewal Agency and Clearfield Junction, LLC for the Clearfield Junction project located at approximately 101, 69, 49, and 19 North Main, Clearfield, Davis County, Utah.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider the third addendum to the development agreement with the Community Development and Renewal Agency and Clearfield Junction, LLC for the Clearfield Junction project located at approximately 101, 69, 49, and 19 North Main; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the third addendum to development agreement be approved in accordance with the staff recommendations; and

WHEREAS, following proper notice, as set forth by state law, the City Council held a public hearing on the third addendum to the development agreement and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the developer/landowner's position, as well as the Planning Commission's recommendations regarding the proposed third addendum to the development agreement; and

WHEREAS, following its public deliberation, the City Council has determined that the third addendum to the development agreement proposed by the Planning Commission are in the best interests of Clearfield City and its residents and will most effectively implement the City's planning efforts while allowing the subject properties to be put to their highest and best use;

NOW THEREFORE BE IT ORDAINED by the Clearfield City Council that:

Section 1. Development Agreement: The third addendum to the Development Agreement with the Community Development and Renewal Agency and Clearfield Junction, LLC governing the Clearfield Junction project located at approximately 101, 69, 49, and 19 North Main is hereby approved with the condition that the site landscaping shall be repaired and reinstalled where necessary in accordance with the approved landscape plans of the site plan, as well as complying with the revisions approved as part of all

addendums for the Clearfield Junction development. The third addendum is attached hereto as Exhibit “A”.

Section 2. Effective Date: This Ordinance shall become effective only upon the developer’s meeting of the conditions precedent as those set forth above and its posting in three public places within Clearfield.

Dated this 8th day of November, 2022, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmember Bush, Peterson, Phipps and Roper.

NAY: None

EXCUSED: Councilmember Thompson